



ZBR-25-20

Zoning Board of Review

Application

Status: Active

Submitted On: 9/9/2025

Primary Location

68 Pleasant Valley Pkwy

Providence, RI 02908

Owner

JOHNSON AND WALES UNIVERSITY

8 Abbott Park Pl PROVIDENCE, RI

02903

Applicant



Kelly Saleeba



401-738-5660



kelly.saleeba@crossmaneng.com



100 Jefferson Boulevard, Suite

200

Warwick, Rhode Island 02888

Owners and Applicants Information

Who is Submitting this Application?*

Other

Name and Professional Title of Person Submitting the Application*

Kelly Saleeba, Crossman Engineering

Other Relation Description*

Civil Engineer

Owners Name*

Johnson & Wales University

Owner Mailing Address*

8 Abbott Park Pl, Providence RI 02903

Owner Email*

Jason.Witham@jwu.edu

Owner Phone*

(401) 649-0614

Name of Applicant, if different than owner ?

Scrubadub Auto Car Wash Centers

Applicant Mailing Address, if different than owner

172 Worcester Road, Natick, MA 01760

Applicant Email, if different than owner

danny@scrubadub.com

Applicant Phone, if different than owner

617-797-4110

Attorney Name

Joseph Shekarchi

Attorney Mailing Address

51 Jefferson Blvd, Suite 400, Warwick, RI 02888

Attorney Email

joe@shekarchilaw.com

Attorney Phone

401-827-0100

Owner Attestation and Signature Page* ?



Prov Zoning Owner Auth Signed DP and J
WU.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Special Use Permit & Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)*

Section 1202, F (1): Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall and one shrub planted every 3 feet on center along such fence or wall.

-Required number of shrubs along the westerly (rear) property line = $191.4 \text{ LF} \times 1 \text{ shrub} / 3'$

Required= 64 shrubs

Provided = 0

-Required number of shrubs along the north (interior side) property line= $(135 \text{ LF} + 147.4 \text{ LF}) \times 1 \text{ shrub} / 3'$

Required = 95 shrubs

Provided = 39 shrubs

-Required number of shrubs along the south (interior side) property line = $272.4 \text{ LF} \times 1 \text{ shrub} / 3'$

Required = 91 shrubs

Provided = 45 shrubs

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)*

Section 1201 Use Matrix, a special use permit is required for a Car Wash use in the M-1 Light Industrial District.

Section 1202, F. Car Wash Standards

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

The project proposes to demolish the existing building, merge the two lots (AP. 27, Lots 42 & 78), and construct a new car wash building with vacuum spaces and employee parking. The site will have an entrance/exit on Pleasant Valley Parkway and a secondary exit only onto Rathbone Street. An existing curb cut on Pleasant Valley Parkway and an existing curb cut on Rathbone Street will also be closed. Improvements are proposed to the site landscaping, drainage, and utilities.

Subject Property Information

Address of Subject Property*

68 Pleasant Valley Parkway

Plat*

27

Lot(s)* ?

42 & 78

Existing Zoning Use of the Property*

Other

Other Existing Zoning Use*

Vehicle Repair/Service

Proposed Zoning Use of the Property*

Car Wash

Base Zoning District*

M-1 Light Industrial District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

06/04/1984

Start Date of Lessee's Occupancy

—

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Buildings & Structures

Existing or Proposed Structure*

Proposed

Type of Building or Structure*

Principal Structure

Principal Structure Type (if applicable)

Commercial

Please describe the accessory structure (if applicable) ?

Area of Footprint	Overall Height Above Average Grade
4612	29
Number of Stories	Existing Number of Dwelling Units
1	0
Proposed Number of Dwelling Units	Front Setback
0	44.7
Interior Side Setback	Corner Side Setback
52.8	—
Rear Setback	
46.2	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
27/78	40
Proposed Lot Width	Existing Lot Area*
40	5400
Proposed Lot Area	Existing Building Coverage ?
—	—
Proposed Building Coverage ?	Existing Total Impervious Coverage ?
—	—
Proposed Total Impervious Coverage ?	Existing Rear Yard Impervious Coverage ?
—	—
Proposed Rear Yard Impervious Coverage ?	Existing Front Yard Impervious Coverage ?
—	—

Proposed Front Yard Impervious Coverage ?

—

Number of Existing Parking Spaces

—

Number of Proposed Parking Spaces

—

Plat/Lot Number*

27/42

Existing Lot Width*

238

Proposed Lot Width

238

Existing Lot Area*

33222

Proposed Lot Area

—

Existing Building Coverage ?

—

Proposed Building Coverage ?

—

Existing Total Impervious Coverage ?

—

Proposed Total Impervious Coverage ?

—

Existing Rear Yard Impervious Coverage ?

—

Proposed Rear Yard Impervious Coverage ?

—

Existing Front Yard Impervious Coverage ?

—

Proposed Front Yard Impervious Coverage ?

—

Number of Existing Parking Spaces

—

Number of Proposed Parking Spaces

—

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

Dimensional Variance Request:

City of Providence Zoning Ordinance, Section 1202, F (1): Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall and one shrub planted every 3 feet on center along such fence or wall.

Required number of shrubs along the westerly (rear) property line

= $191.4 \text{ LF} \times 1 \text{ shrub} / 3'$

Required = 64 shrubs

Provided = 0

Required number of shrubs along the north (interior side) property line

= $(135 \text{ LF} + 147.4 \text{ LF}) \times 1 \text{ shrub} / 3'$

Required = 95 shrubs

Provided = 39 shrubs

Required number of shrubs along the south (interior side) property line

$272.4 \text{ LF} \times 1 \text{ shrub} / 3'$

Required = 91 shrubs

Provided = 45 shrubs

Justification: Existing conditions onsite consist of existing buildings and pavement areas and is 100% impervious. Portions of the neighboring parcels consist of brick/block building on the property line. The proposed site improvements will be landscaped with street trees, parking lot shade trees, decorative shrubs, ground plantings, and in areas where there is no abutting building on the property line, evergreen screening along the property lines. Proposed conditions provide landscaping for over 20% of the lot, reducing the lot impervious coverage to 80%. The screening requirement for the fence and/or wall is met and shrubs are proposed where possible. Shrubs are not feasible along the westerly (rear) property line, north (interior side) property line, and portions along the south (interior side) property line. At these locations, the proposed parking areas abut existing buildings to remain on the property line. Pavement areas have been reduced to the maximum extent practicable. Based on the applicant's experience and similar car washes, three pay lanes at the entrance are needed to provide adequate que spacing and prevent backup into the roadway.

2. Specify all unique characteristics of the land or structure that cause the hardship:*

The hardship is due to the unique shape of the property, limited lot width on Lot 78, and limited lot depth on Lot 42. The applicant is proposing to build a new car wash at this location and the improvements proposed are necessary for the business operations.

3 (a) Is the hardship caused by an economic disability?*

No

3 (b) Is the hardship caused by a physical disability?*

No

3 (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? *

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?*

No

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:*

Not Applicable

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:*

The requested relief is the minimum necessary to allow the applicant to use the property for this use. If the variance is not granted, the hardship will amount to more than a mere inconvenience, and would not allow the applicant to use the site. The relief sought is minimal for this proposed use.

Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):*

Section 1202, F requires that car wash facilities be screened along the interior side and rear lot lines with a solid fence and/or wall and shrubs spaced 3' on center. Screening is provided with proposed fencing and existing building walls and shrubs are proposed where feasible. A dimensional variance is requested for the shrub requirement where this standard cannot be met. The site will also be graded to drain away from adjoining properties, which is required per Section 1202, F.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:*

Surrounding uses consist of service and auto related industries such as; gas stations, auto repair and sales, fast food restaurants with drive throughs, commercial uses and manufacturing/distribution uses. The proposed car wash use is consistent and complimentary to the abutting businesses and the surrounding area.

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:*

The proposed use with all of the proposed improvements to the property would significantly enhance the use, value of subject property, and the surrounding properties.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. **Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).**

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 68 Pleasant Valley Parkway, Plat 27, Lots 42 & 78

Owner(s)

Name:

Johnson & Wales University

Signature:



Date:

8/27/2025

Applicant(s)

Name:

Scrubadub Auto Car Wash Centers

Signature:



Date:

8/27/25

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Jason Witham on behalf of Johnson & Wales University

authorize Kelly Saleeba, Crossman Engineering to submit this Zoning Board

of Review Application on my behalf for the property located at 68 Pleasant Valley Pkwy, Plat 27, Lots 42 & 78

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Jason Witham for Johnson & Wales University

Date: 8/27/2025

Property Owner Signature:





Samuel Daganhardt
City Forester

BRETT P. SMILEY
Mayor

Kelly Saleeba
Crossman Engineering
100 Jefferson Blvd, Suite 200
Warwick, Rhode Island 02888

9/18/2025

RE: 68 Pleasant Valley Parkway

In reference to the proposed development at 68 Pleasant Valley Parkway, Providence, RI, this memo is provided in support of the applicant's request for a modification to the landscape buffer requirement under Section 1504 of the Providence Zoning Ordinance.

The attached Landscape Plan indicates that the buffer along Pleasant Valley Parkway ranges from 3 feet to 10 feet in width. While portions of the buffer fall below the minimum 5-foot requirement, the overall landscaped area provided along this frontage exceeds the minimum area required by the Ordinance. The design maintains a consistent and functional buffer that aligns with the intent of the zoning regulation.

Based on this, I support the applicant's request for a modification to the 5-foot minimum landscape buffer requirement.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel Daganhardt".

Samuel Daganhardt
City of Providence Forester

PROVIDENCE PARKS DEPARTMENT
1000 Elmwood Avenue, Providence, RI 02905
Phone: 401-680-7270

SITE PLAN SET
FOR
PROPOSED CAR WASH

PLAT MAP 27, LOTS 42 and 78
ZONING DISTRICT: M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY PARKWAY
PROVIDENCE, RHODE ISLAND

OWNER
JOHNSON & WALES UNIVERSITY
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903
c/o AIM REALTY WARWICK LLC
171 WOOSTER STREET
NATICK, MA 01760

APPLICANT
SCRUBADUB AUTO
CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760
(508) 650-1155

ENGINEERS and LAND SURVEYORS



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

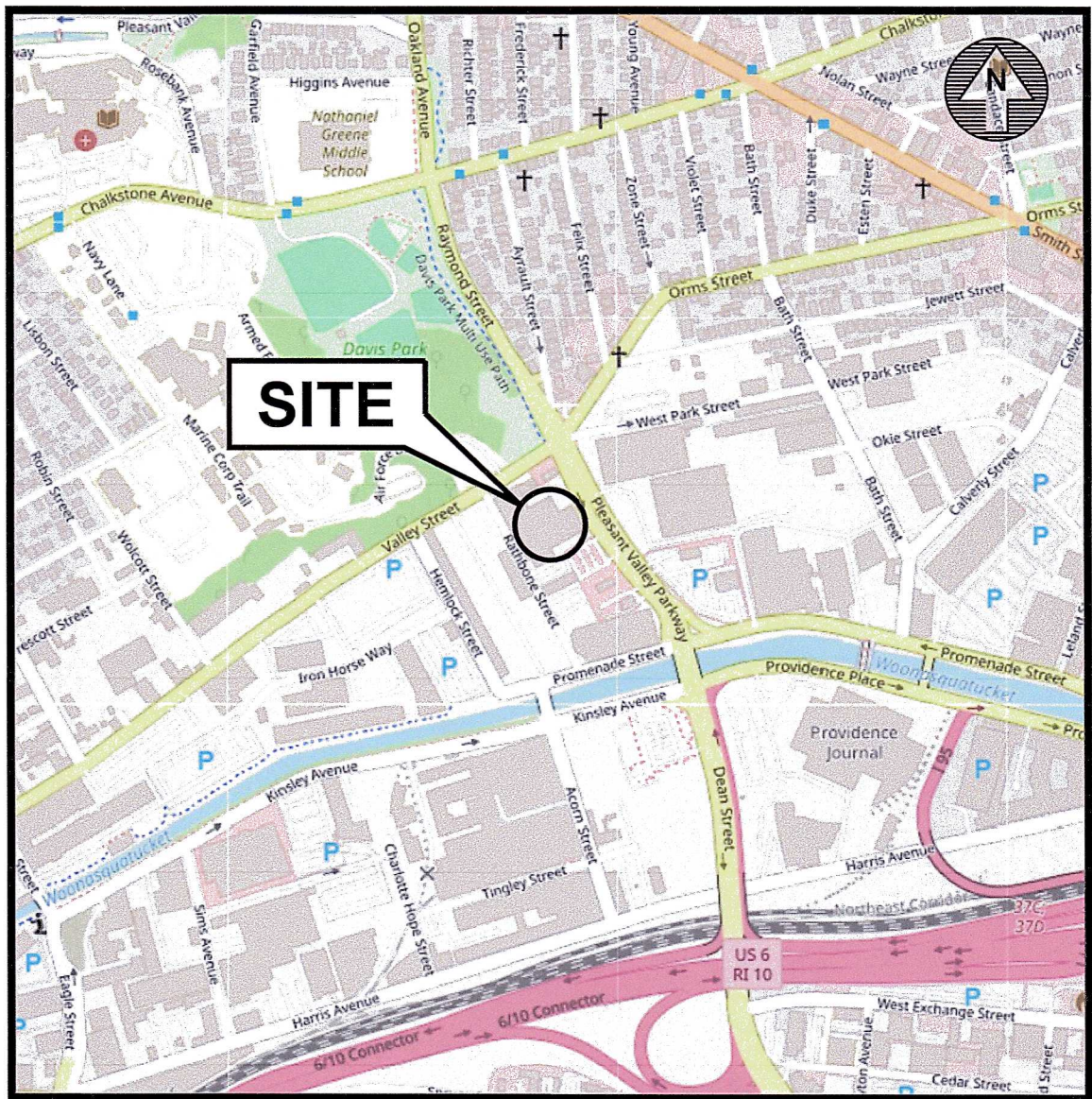
Crossman Engineering

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02888
Phone: (401) 738-5660

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: cei@crossmaneng.com

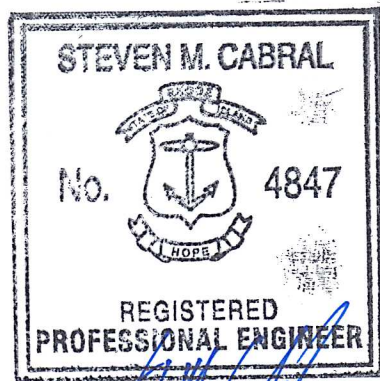
SEPTEMBER 2025
SHEET 1 of 16



LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

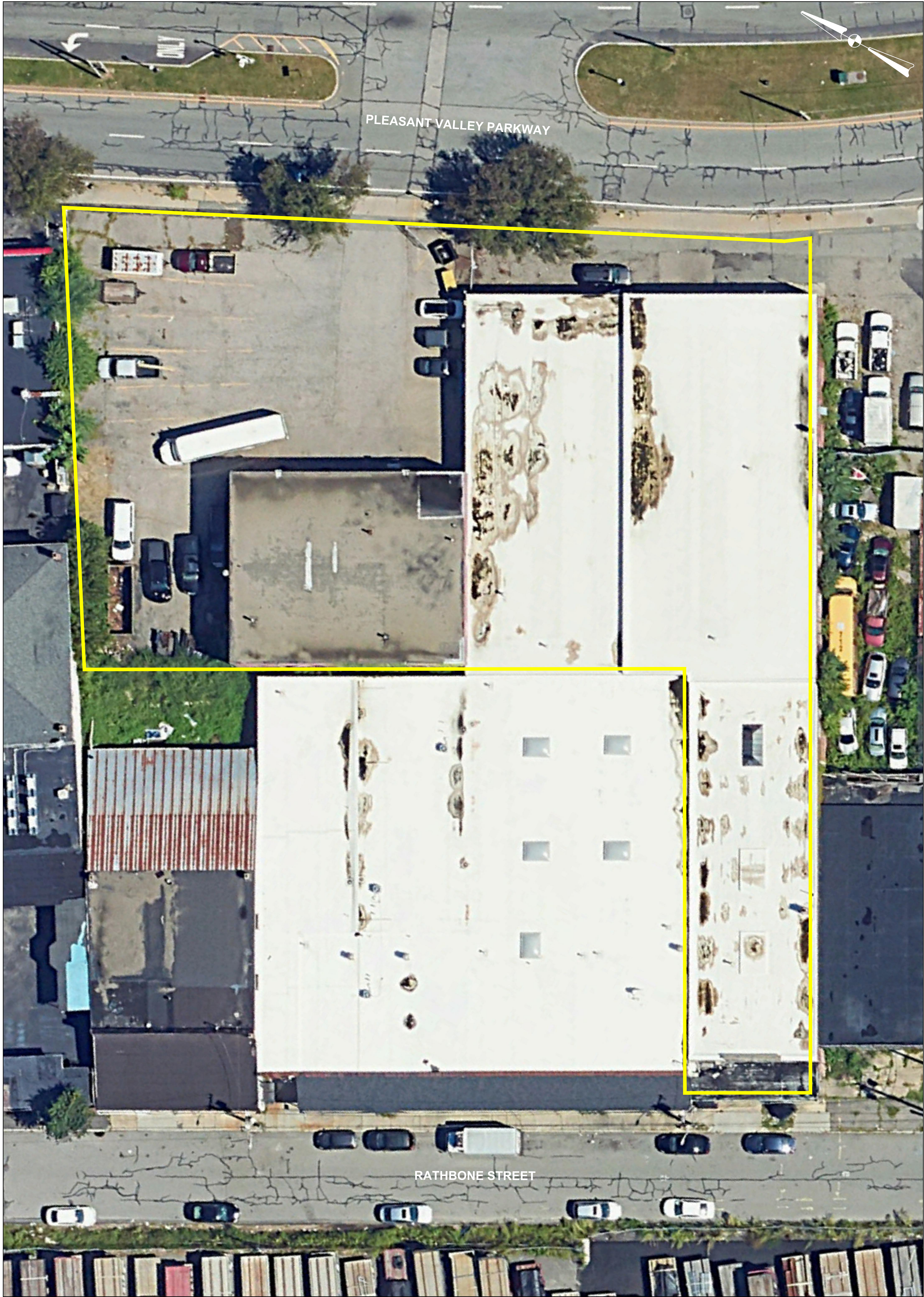
DRAWING No.	PLAN
C1	GENERAL NOTES and LEGEND
C2	AERIAL MAP
C3	200' RADIUS MAP
C4	EXISTING CONDITIONS PLAN
C5	SITE LAYOUT PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
	REFERENCE PLANS BY POYANT



7-9-25
Zoning Submission
Not issued for Construction

REVISIONS:

No.:	DATE:	DESCRIPTION:



EXISTING CONDITIONS



POST DEVELOPMENT



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02886
Phone: (401) 736-5660

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:

PROPOSED CAR WASH

PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT

68 PLEASANT VALLEY
PARKWAY
PROVIDENCE, RI

PREPARED FOR:

SCRUBADUB AUTO
CAR WASH CENTERS

172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:

AERIAL MAP

DATE: SEPTEMBER 2025 SCALE: 1"=20'

DWG. NAME: 2922-03-AERIAL.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C2

SHEET: 3 OF 16



LIST OF ABUTTERS WITHIN 200' (AS OF SEPTEMBER 2025)	
PLAT 27 LOT 43 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908	PLAT 27 LOT 302 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907
PLAT 27 LOT 53 786 LLC 38 STEEPLE LANE LINCOLN, RI 02865	PLAT 27 LOT 303 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02908
PLAT 27 LOT 77 67 RATHBONE LLC 67 RATHBONE STREET PROVIDENCE, RI 02908	PLAT 27 LOT 304 PROVIDENCE REDEVELOPMENT AGENCY 444 WESTMINSTER STREET, SUITE 3A PROVIDENCE, RI 02903
PLAT 27 LOT 79 JMS REAL ESTATE LLC 28 DOVER STREET PROVIDENCE, RI 02908	PLAT 27 LOT 305 AMG REALTY LLC 59 HEMLOCK STREET PROVIDENCE, RI 02908
PLAT 27 LOT 82 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907	PLAT 66 LOT 1 UNITED STATES OF AMERICA 2 EXCHANGE TERRACE PROVIDENCE, RI 02903
PLAT 27 LOT 84 RATHBONE PROPERTIES LLC 124 WEST PARK STREET PROVIDENCE, RI 02908	PLAT 66 LOT 222 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903
PLAT 27 LOT 90 TEATRO GROUP LLC 681 VALLEY STREET PROVIDENCE, RI 02908	PLAT 67 LOT 265 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110
PLAT 27 LOT 95 TEATRO GROUP LLC 681 VALLEY STREET PROVIDENCE, RI 02908	PLAT 67 LOT 406 CITY OF PROVIDENCE PROVIDENCE CITY HALL 25 DORRANCE STREET PROVIDENCE, RI 02903
PLAT 27 LOT 268 272/80 LLC 400 RESERVOIR AVENUE, UNIT 3A PROVIDENCE, RI 02907	PLAT 67 LOT 514 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110
PLAT 27 LOT 287 PAUL CUFFEE SCHOOL 459 PROMENADE STREET PROVIDENCE, RI 02903	PLAT 67 LOT 515 THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC. 1 EXECUTIVE PARK DRIVE, SUITE 300 BEDFORD, NH 03110



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02886
Phone: (401) 736-5660

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: ce@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:

PROPOSED CAR WASH

PLAT MAP 27, LOTS 42 & 78

DISTRICT M-1

LIGHT INDUSTRIAL DISTRICT

68 PLEASANT VALLEY PARKWAY

PROVIDENCE, RI

PREPARED FOR:

SCRUBADUB AUTO

CAR WASH CENTERS

172 WORCESTER ROAD

NATICK, MA 01760

DRAWING TITLE:

200' RADIUS MAP

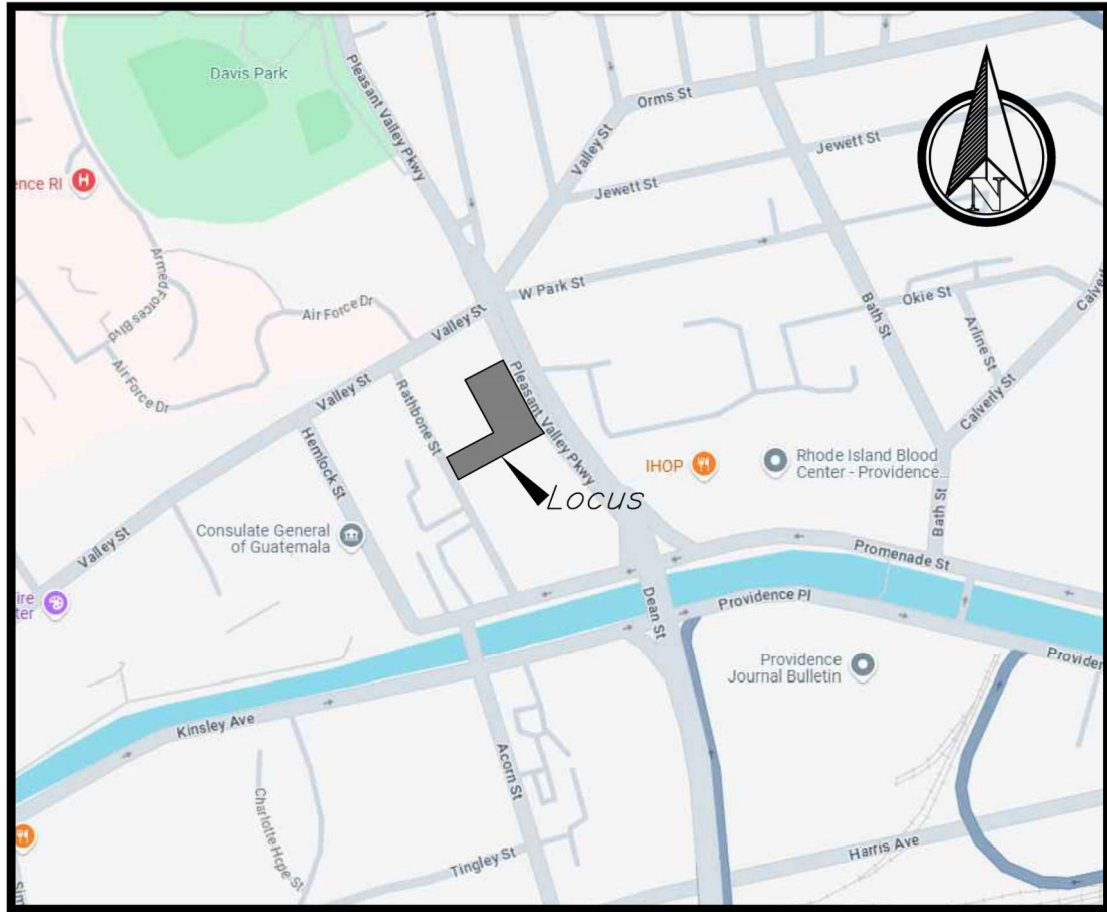
DATE:	SCALE:
SEPTEMBER 2025	1"=40'
DWG. NAME:	
2922-03-RADIUS.dwg	

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C3

SHEET: 4 OF: 16



Locus Plan
Not to Scale

- Notes:
- Field survey work performed by Crossman Engineering on 12/03/2024.
 - Any and all utilities shown hereon are plotted from field location of visible above ground structures, plans of record and/or locations provided by the utility owner. Any underground utility information shown hereon must be verified in the field prior to any excavation or construction on this site. The contractor or users of this plan should contact DigSafe prior to any work. Crossman Engineering, Inc. assumes no responsibility for the accuracy or completeness of the information shown.
 - The horizontal datum is the Rhode Island state plane coordinate system (NA083) and the vertical datum is NAVD88 established using gnss rtk network control.
 - Abutters information taken from the City of Providence, RI tax assessors records in month of year. This information is not a certification of title or ownership for the properties shown. The properties hereon are subject to any recorded or unrecorded easements, restrictions, or conditions of record which may not be depicted on this plan.
 - A further review of the survey results reveals a possible encroachment issue, where a portion of the subject property's building appears to extend beyond the legal boundary line onto neighboring lots 43 & 79, as defined on the survey plot.

Plan references:

City of Providence Street Line Plan 51-23

Plan Book 97 Page 134

"City Engineers Office Street Line Dept. April 7, 1898 020746 Office No. 1174, Drawer 96, Sheet 8, Scale 60 feet per inch - City of Providence Street Line Plan 96-B-23"

"Johnson & Wales College Maintenance Garage Pleasant View Parkway, Providence, RI, Alfred Kazan, AIA, Architect, 208 Weybosset St. Providence, R.I. Drawing No. 1 Date 25 Feb, 1985"

Legal description of parcels

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Benedetto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife, thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning on exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.

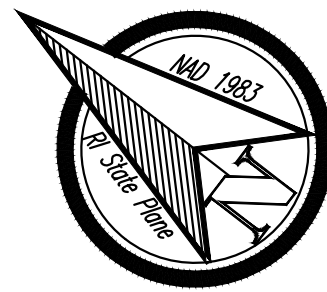
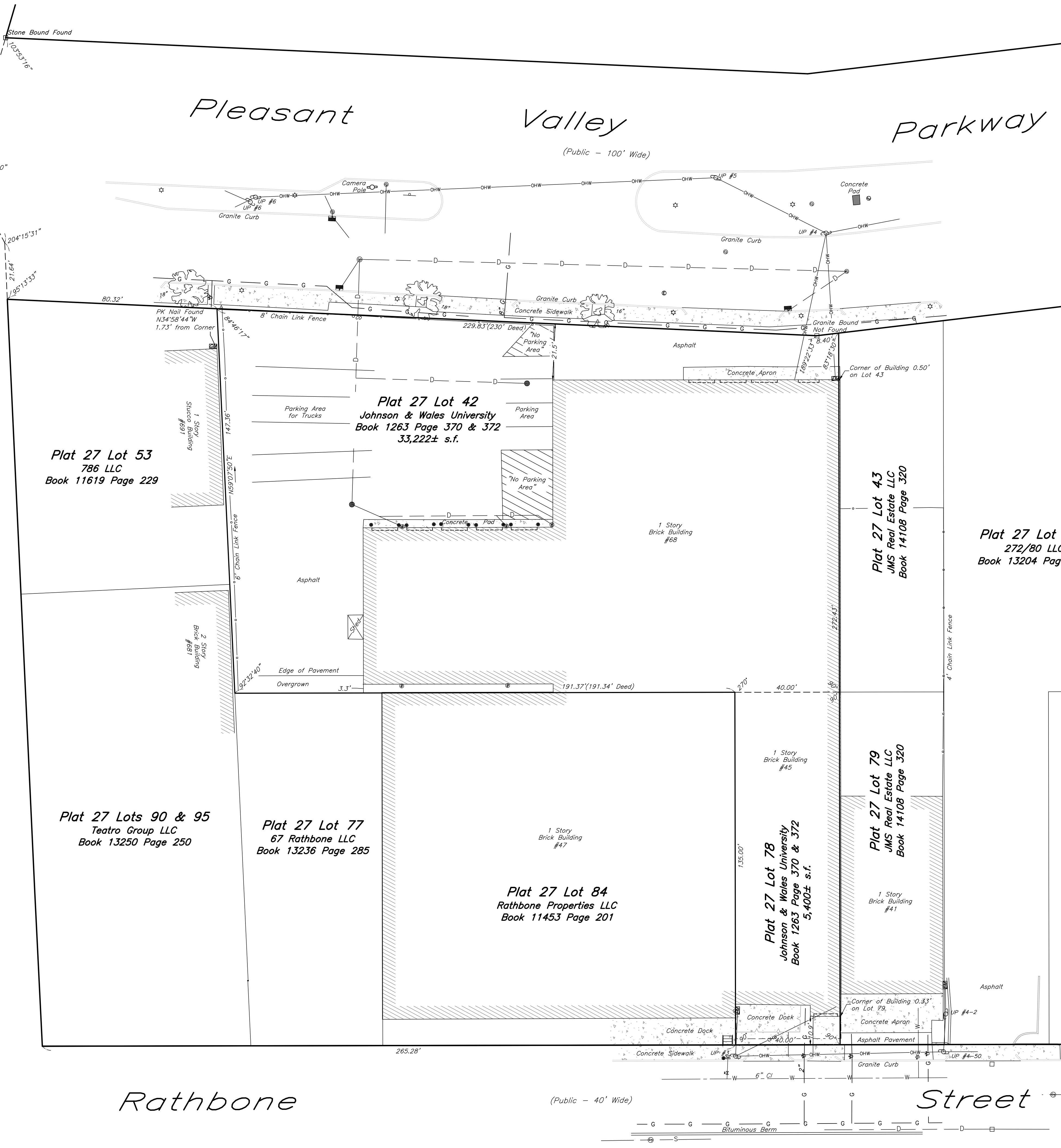
Legend

- Sign
- LP Light Pole
- Drainage Catch Basin
- Drainage Curb Inlet
- Drainage Manhole
- UP # Utility Pole
- Guy Wire
- Overhead lines
- Electric Manhole
- Electric Meter
- Gas Gate
- Gas Meter
- Gas Shutoff
- Telephone Manhole
- Sewer Manhole
- Sewer Cleanout
- Fire Hydrant
- Water Gate
- Water Shutoff
- Chain Link Fence
- Deciduous Tree

Street

(Public - 49.5' Wide)

Valley



Civil
Transportation
Environmental
Site Planning
Surveying
Permitting
Landscape Architecture

Crossman Engineering
Rhode Island
100 Jefferson Blvd
Suite 200
Warwick, RI 02888
(401) 738-5660
Email: cel@crossmaneng.com

Massachusetts
1 George Leven Drive
Suite 200
North Attleborough, MA 02760
(508) 695-1700

These drawings are the property of Crossman Engineering and have been prepared for their client for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Certification

To: First American Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was complete on December 03, 2024.

Date of Plat or Map: February 13, 2025

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Comprehensive Boundary Survey
Measurement Specification I
Data Accumulation Survey-Topographic
Measurement Specification III

The purpose for the plan is to prepare an ALTA/NSPS plat.

Ronald N. Tubman, PLS # 1939
Certificate of Authorization # A257



ALTA/NSPS Land Title Survey Plan
Assessor's Plat 27 Lots 42 & 78
Lot 42
68 Pleasant Valley Parkway
Providence, RI 02908

Lot 78
45 Rathbone Street
Providence, RI 02908

Property Owner:
Johnson & Wales University
8 Abbott Park Place
Providence, RI 02903

Prepared for:
Aim Realty Warwick, LLC
172 Worcester Street
Natick, MA 01760

Date: February 13, 2025
Scale: 1" = 20'

File Name: 2922_20250213

Field: NW & BC
Drawn By: RT & DA
Checked By: RT

Revisions:
Number Remarks Date

Project Number
2922

Sheet
1/1
of



Crossman Engineering

Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02886
Phone: (401) 736-5660

Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:

PROPOSED CAR WASH
PLAT MAP 27, LOTS 42 & 78
DISTRICT M-1
LIGHT INDUSTRIAL DISTRICT
68 PLEASANT VALLEY
PARKWAY
PROVIDENCE, RI

PREPARED FOR:

SCRUBADUB AUTO
CAR WASH CENTERS
172 WORCESTER ROAD
NATICK, MA 01760

DRAWING TITLE:
SITE LAYOUT
PLAN

DATE: SEPTEMBER 2025 SCALE: 1"=20'

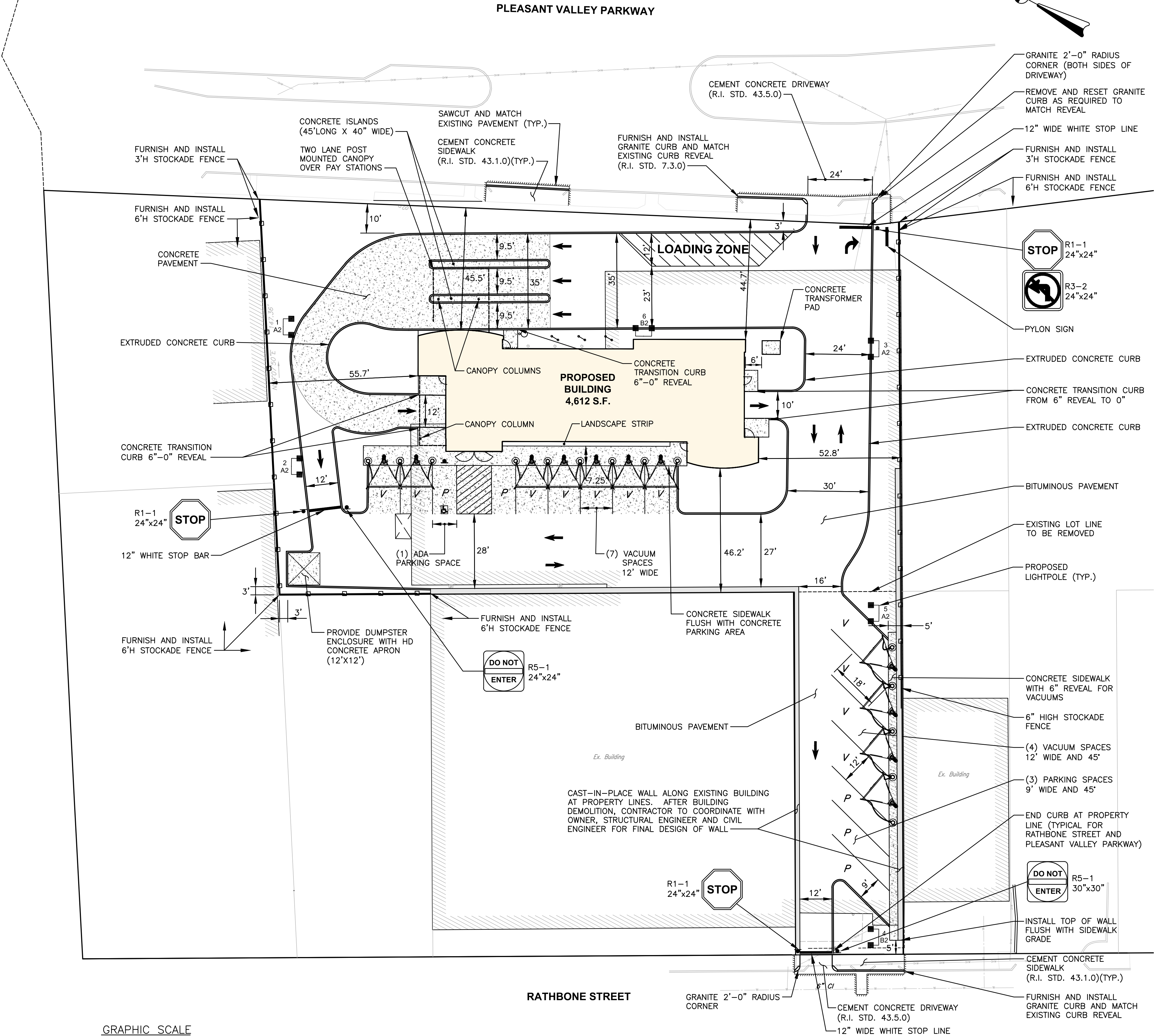
DWG. NAME: 2922-06-SITE.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C5

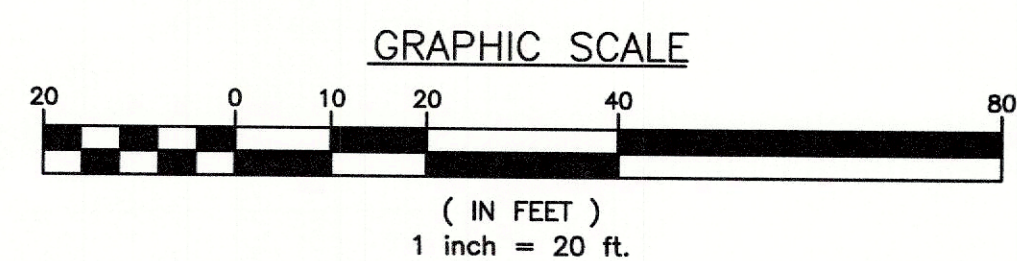
SHEET: 6 OF 16



PROVIDENCE ZONING REQUIREMENTS		
ZONING DISTRICT: M1 - LIGHT INDUSTRIAL DISTRICT		
PROPOSED USE: CAR WASH (SPECIAL USE PERMIT REQUIRED)		
MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NONE	38,622± S.F.
MAXIMUM BUILDING HEIGHT	75'	29'
SETBACK REQUIREMENTS		
MINIMUM FRONT SETBACK	NONE	44.7'
MINIMUM INTERIOR SIDE SETBACK	NONE	52.8'
MINIMUM REAR SETBACK	NONE	46.2'

PARKING REQUIREMENTS	REQUIRED	PROVIDED
2 PER CAR WASH BAY +	2 PARKING SPACES	5 STANDARD 11 VACUUM
3 STACKING SPACES PER BAY	3 STACKING SPACES	>3 SPACES/BAY
PARKING STALL SIZE	8.5'x18'	INTERIOR PARKING: STANDARD = 9'x18' VACUUM = 12'x18'
MIN. AISLE WIDTH	22' FOR 90° PARKING 12' FOR 45° PARKING	27'-28' FOR 90° PARKING 12' FOR 45° PARKING
MAX. DRIVEWAY WIDTH	12' FOR ONE WAY 24' FOR TWO WAY	12' FOR ONE WAY 24' FOR TWO WAY
LANDSCAPE BUFFER ALONG ROW	5' PERIMETER	3'-10'±
BICYCLE SPACES	NONE	NONE

- PLAN NOTES:**
- PER SECTION 1201 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUIRED FOR CAR WASH USE IN THE M1 ZONE.
 - PER SECTION 1504 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A MODIFICATION TO THE 5' MIN. PERIMETER LANDSCAPE STRIP IS REQUESTED FROM THE CITY FORESTER.
 - PER SECTION 1206, F(1) OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A DIMENSIONAL VARIANCE IS REQUIRED FOR THE LANDSCAPING SHRUB BUFFER ALONG INTERIOR SIDE AND REAR PROPERTY LINES. REFER TO SHEET L1 LANDSCAPE PLAN.



LANDSCAPE REQUIREMENTS:

1. **SECTION 1202, F (1) REQUIRED SCREENING ALONG INTERIOR SIDE AND REAR LOT LINES**

REQUIRED NUMBER OF SHRUBS ALONG THE WESTERLY (REAR) PROPERTY LINE = $191.4 \text{ LF} \times 1 \text{ SHRUB} / 3'$
REQUIRED = 64 SHRUBS
PROVIDED = 0

REQUIRED NUMBER OF SHRUBS ALONG THE NORTH (INTERIOR SIDE) PROPERTY LINES = $(135 \text{ LF} + 147.4 \text{ LF}) \times 1 \text{ SHRUB} / 3'$
REQUIRED = 95 SHRUBS
PROVIDED = 39 SHRUBS

REQUIRED NUMBER OF SHRUBS ALONG THE SOUTH (INTERIOR SIDE) PROPERTY LINE = $272.4 \text{ LF} \times 1 \text{ SHRUB} / 3'$
REQUIRED = 91 SHRUBS
PROVIDED = 45 PROVIDED

DIMENSIONAL VARIANCE IS REQUESTED.

2. **SECTION 1503, C (1) REQUIRED TREE CANOPY**

REQUIRED = 15% THE SQUARE FOOTAGE OF THE LOT = $38,622 \text{ SF} \times 0.15 = 5,793 \text{ SF}$ TREE CANOPY
PROVIDED =

8 SMALL TREES	$300 \text{ SF} \times 8 = 2,400 \text{ SF}$
7 LARGE TREES	$1,000 \text{ SF} \times 7 = 7,000 \text{ SF}$

PROVIDED TOTAL TREE CANOPY = 9,400 SF
THE STANDARD IS MET.

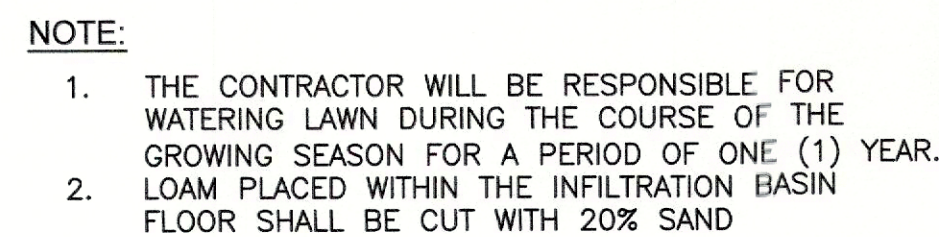
3. **SECTION 1504, PARKING LOT PERIMETER LANDSCAPE STRIP**

REQUIRED LANDSCAPE STRIP WIDTH ALONG ROW = 5' MIN.
PROVIDED = VARIES 3'-10'

A MODIFICATION IS REQUESTED FROM THE CITY FORESTER FOR A REDUCTION OF THE MINIMUM 5' LANDSCAPE STRIP ALONG PLEASANT VALLEY PARKWAY.

4. **SECTION 1505, INTERIOR PARKING LOT LANDSCAPING**

REQUIRED MINIMUM INTERIOR LANDSCAPING = 10% OF PARKING LOT = $24,996 \text{ SF} \times 0.10 = 2,500 \text{ SF}$
PROVIDED INTERIOR LANDSCAPING = 3,274 SF = 13%
THE STANDARD IS MET.

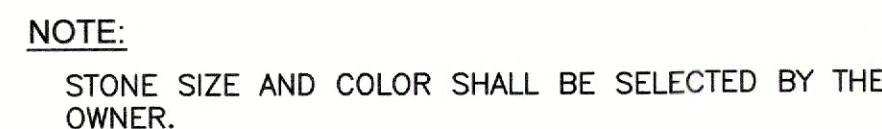


LOAM-SEED DETAIL
NOT TO SCALE

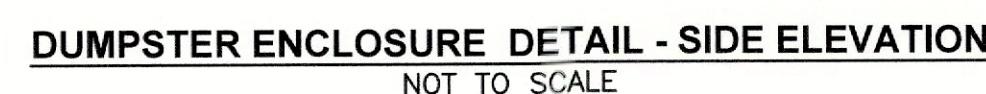
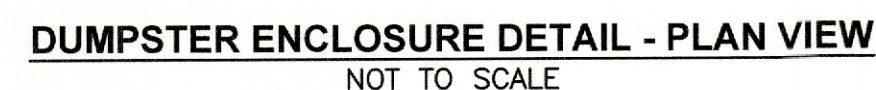
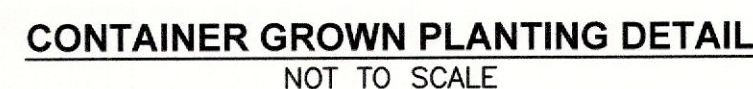
SEED MIX No. 1

(ENDOPHYTE ENCHAINED MIX)		
TYPE	(MOWED AREAS)	% BY WEIGHT
IMPROVED PERENNIAL RYE		30%
TURF TYPE TALL FESCUE		30%
CHEWINGS FESCE		30%
KENTUCKY BLUEGRASS 98/85		10%
APPLICATION RATE = 200 lbs. / ACRE		

LANDSCAPE CONSTRUCTION NOTES



CRUSHED STONE MULCH DETAIL
NOT TO SCALE



SEEDING NOTES

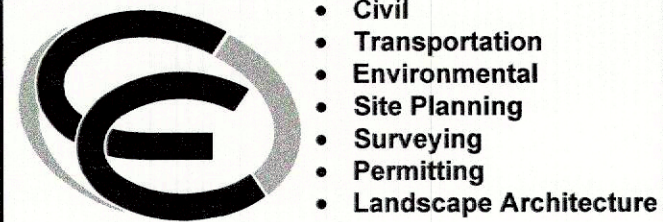
1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORM AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
5. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 7 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:
SPRING SEEDING: MARCH 15 TO MAY 31
FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR A 6 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH OF GRASS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.
 - E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
 - F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
6. SEED:
 - a. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIXES OR AS DESIGNATED ON THE PLANS:

LANDSCAPE CONSTRUCTION NOTES

1. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. LOAM TO BE SCREENED, GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 6" OVER ALL PLANTED AREAS.
3. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
4. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS, WILL BE ACCEPTED.
5. CALIPER MEASUREMENTS FOR ALL NEW PLANT STOCK SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES AND TWELVE (12) INCHES ABOVE GRADE FOR TREES OVER FOUR (4) INCHES.
6. ALL TREES SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE WHEN TREES ARE LOCATED WITHIN VEHICULAR AND PEDESTRIAN TRAVEL WAYS.
7. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS THOROUGHLY AND PROPERLY BY FIRING OR TAMPING. FORM SAUCERS, CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
8. STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
9. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING, IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETED. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING.
10. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE STEM COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BURNED ROOTS ON THE PLANT. SIDE OF THE PLANT. PAINT CROWN OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT. PRUNING SHALL NOT DESTROY OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-10-10 FERTILIZER BROADCAST AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA BROADCAST. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AS PER THE MANUFACTURER'S INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
12. LIVING: ADD POWDERED LIME EVERY SIX MONTHS - OR SLOW RELEASE GRANULAR LIME-AS PER MANUFACTURER'S INSTRUCTION.
13. MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTING BEDS WITH TREFLAN HERBICID OR EQUIVALENT GRANULAR PRE-EMERGENT HERBICID IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COVER WITH 3" DEPTH STONE OR NATURAL BROWN SHREDDED BARK MULCH AS PER PLAN AND DETAILS. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM. FOUNDATION BEDS ARE TO BE MULCHED WITH 3/4" CRUSHED STONE (EXACT SIZE AND TYPE TO BE DETERMINED BY OWNER). PLACING 3.2 OZ UV RESISTANT LANDSCAPE FABRIC BENEATH STONE TO AID IN WEED CONTROL. PERIMETER PLANTING BEDS ARE TO BE COVERED USING 3" DEPTH NATURAL BROWN SHREDDED BARK MULCH. OWNER TO DETERMINE THE USE OF LANDSCAPE FABRIC UNDER BARK MULCH. NO DYED MULCH IS TO BE USED.
14. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. IF ANY PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION NOTES

1. DRIP IRRIGATION SHALL BE UTILIZED TO IRRIGATE ALL PLANTING BEDS AND SHRUBBERY.
2. TIMERS SHALL BE EMPLOYED AND MAINTAINED TO BE IN COMPLIANCE WITH THE PROVIDENCE WATER SUPPLY BOARD RULES AND REGULATIONS. TIMERS SHALL BE SET TO ASSURE OVER WATERING DOES NOT OCCUR.
3. ALL SYSTEMS SHALL BE FITTED WITH SOIL MOISTURE SENSORS AND RAIN SENSORS THAT PROHIBIT OPERATION OF THE SYSTEM WHEN SOIL MOISTURE CONTENT DOES NOT REQUIRE IT.
4. PROPERTY OWNERS SHALL CONDUCT ANNUAL MAINTENANCE THAT ASSURES PROPER ADJUSTMENT AND OPERATION OF THE SYSTEM.
5. IRRIGATION SYSTEMS SHALL ONLY BE OPERATED IN ACCORDANCE WITH THE PROVIDENCE WATER SUPPLY BOARD ODD/EVEN OUTDOOR WATER USE POLICY.
6. IRRIGATION SYSTEMS SHALL BE SHUT OFF DURING WATER SUPPLY EMERGENCIES AND MORATORIUMS IMPOSED IN CONJUNCTION WITH THE PROVIDENCE WATER SUPPLY BOARD DROUGHT POLICY.
7. INSTALL ATMOSPHERIC VACUUM BREAKER (AVB) ON IRRIGATION BRANCH AFTER EACH CONTROL VALVE.



Crossman Engineering

<u>Rhode Island</u>	<u>Massachusetts</u>
100 Jefferson Blvd., Suite 200	1 George Leven Drive, Suite 200
Warwick, RI 02888	North Attleboro, MA 02760
Phone: (401) 738-5660	Phone: (508) 695-1700

Email: cei@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN
ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT
FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE
NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.



PROJECT TITLE:

**PROPOSED HYUNDAI
CAR DEALERSHIP**
A.P. 8, LOT 3.2

800 FALL RIVER AVENUE
(ROUTE 114A)
SEEKONK, MA

PREPARED FOR:

BLACKSTONE VALLEY
SUBARU, INC.

11 TAUNTON AVENUE
SEEKONK, MA 02771

DRAWING TITLE:

LANDSCAPE DETAILS

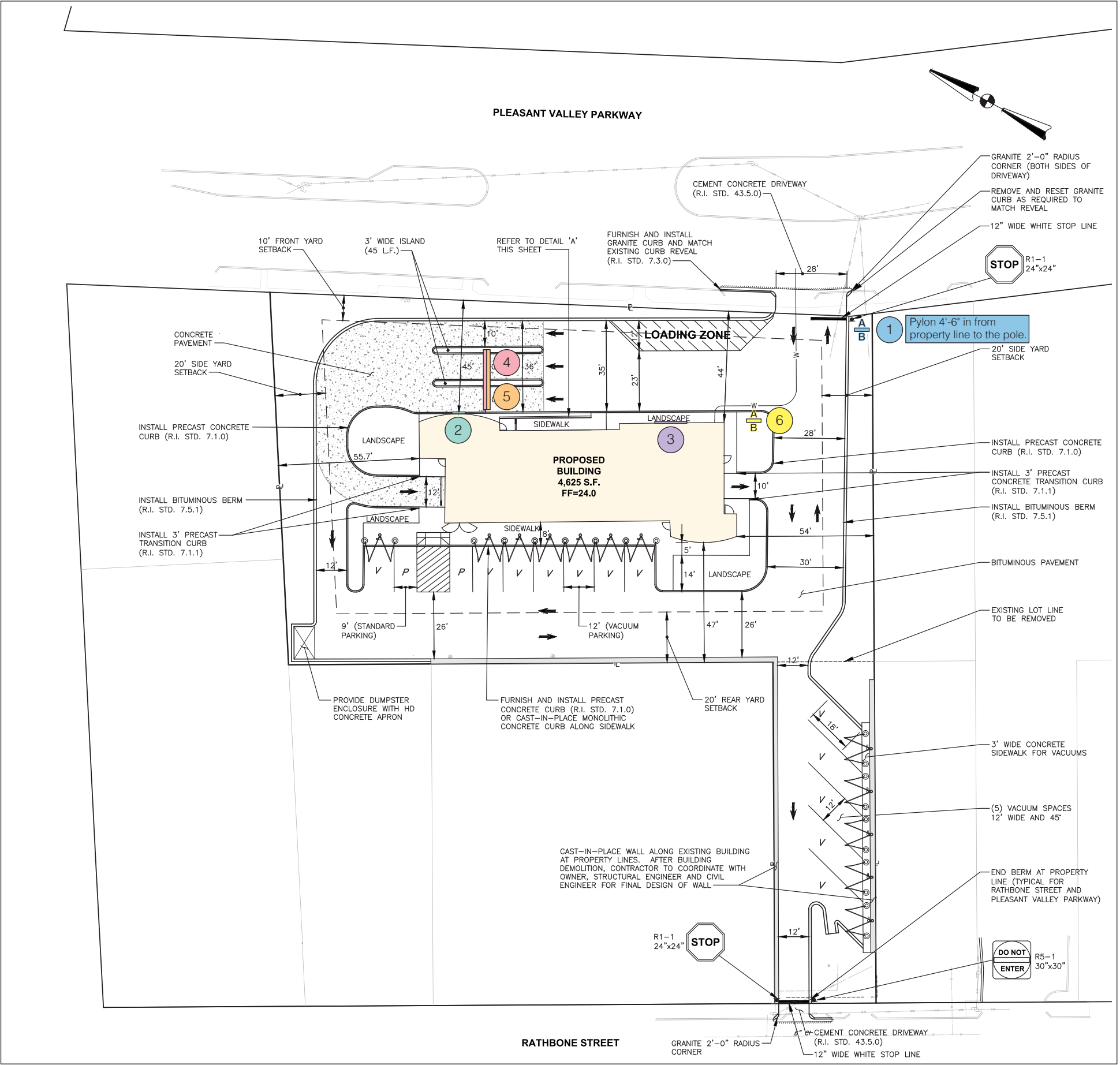
[illegible]

DRAWING NUMBER

L2

SHEET: 8 OF: 16

Scrub a Dub | 68 Pleasant Valley Parkway, Providence, RI 02908 | Design Development | September 04, 2025



Sign Type Key	
1	Pylon Sign - Page 1A
2	Building Sign - Page 2A
3	Channel Letters (Building) - Page 3A
4	Channel Letters (Canopy) - Page 4A
5	Dim. Graphics (Canopy) - Page 5A
6	Directional - Page 6A

Note: This plan is to be used for sign placement only. Refer to Sheet C5 Site Layout Plan for current site layout and items.



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

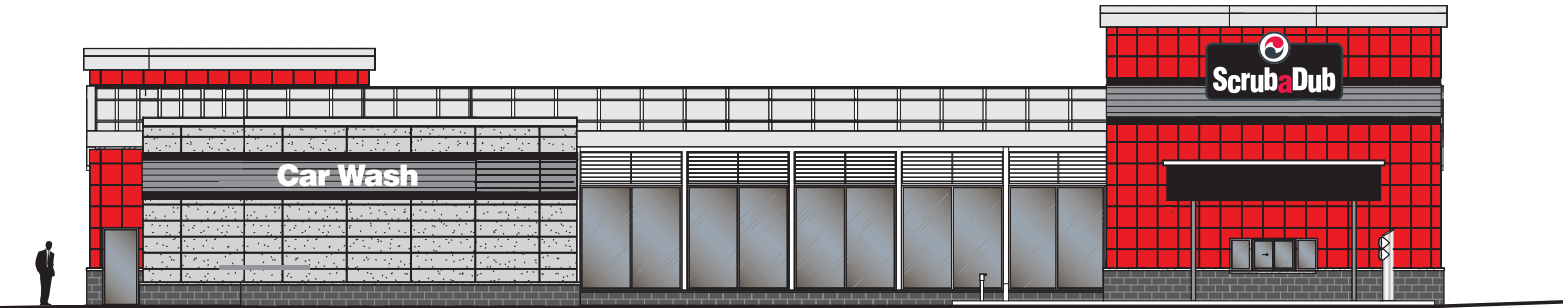
Revisions:

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

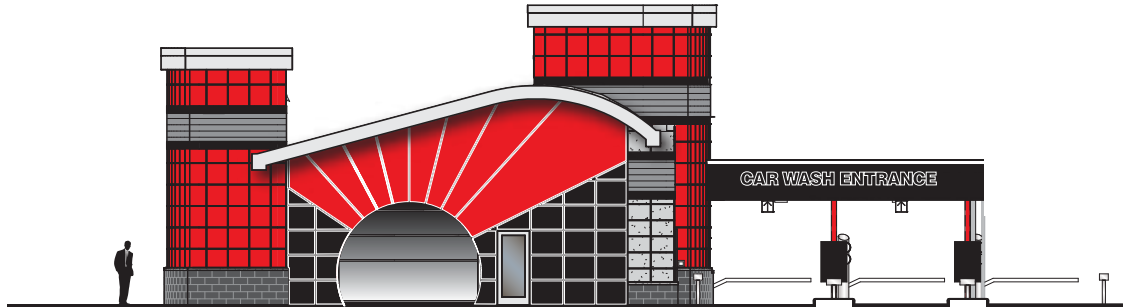
Approved By:

Date:

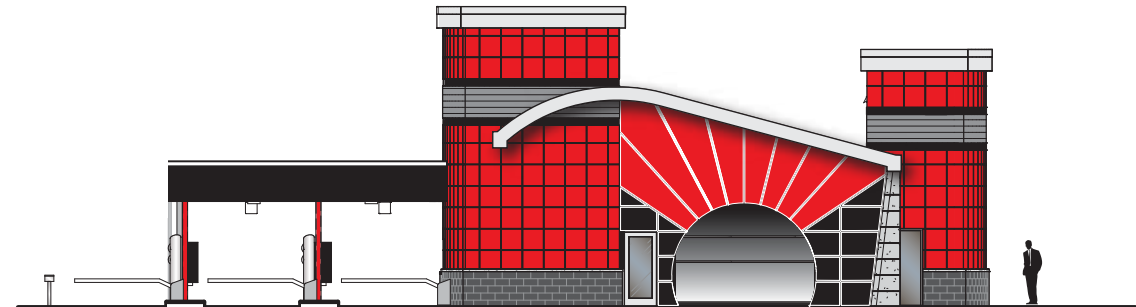
Site Plan



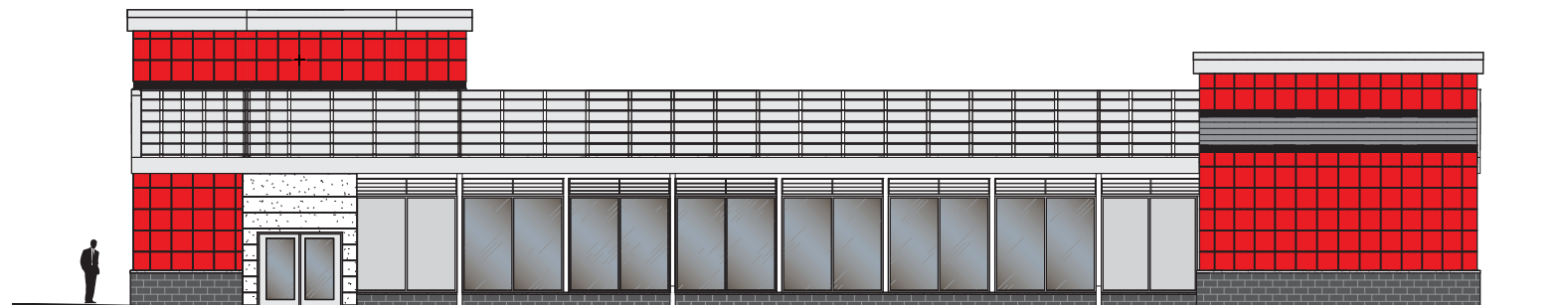
Front Side Elevation (Pleasant Valley Parkway)



Exit End Elevation (South)



Entry End Elevation (North)



Back Side Elevation (West)

A Elevations
Not to Scale



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

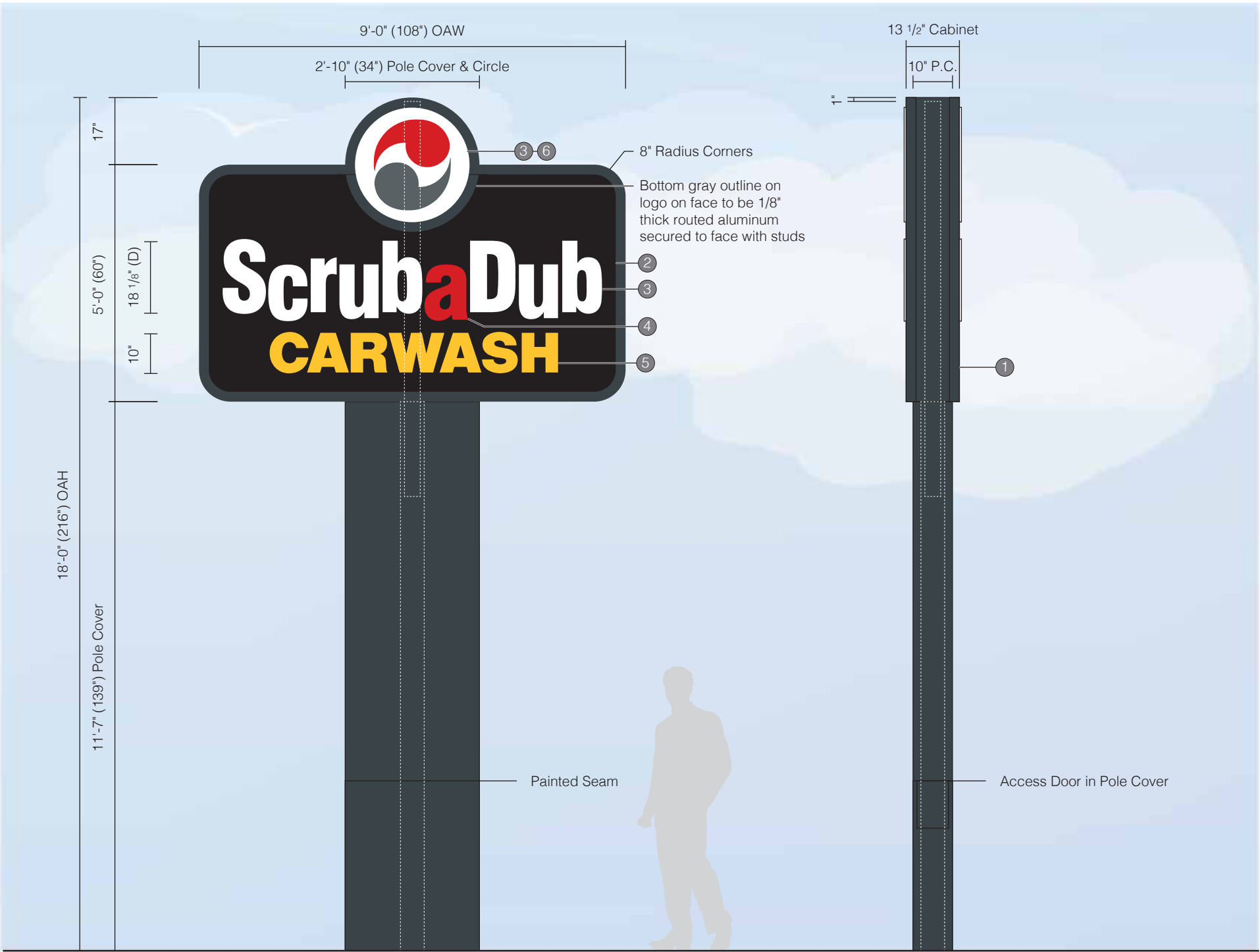
Revisions:

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Elevations



A Sign Elevation - Front View
Scale: 3/8" = 1'-0"

B Sign Elevation - Side View
Scale: 3/8" = 1'-0"

Specifications

Qty = 1

57.93 Sq Ft

Double Sided Internally Illuminated Pylon Sign

- *Engineering required
- *Install Location to be staked prior to install
- *Setback Requirement: Pole to be 4'-6" in from property line

Cabinet

- 13 1/2" Deep Large A with 8" Radius Corners
- 2 1/2" flat retainers
- Top Curve to be fabricated alum angle clad with .063 aluminum
- Half circle is 1/8" thick routed aluminum secured to face with studs
- 1/8" Stencil cut aluminum faces; 6" x 10 oversized sheets
- 1/2" Clear acrylic "Scrubadub" & top logo circle push thru graphics
- "Carwash" graphics backed with 3/16" white lexan
- White GE Tetrasnap LED illumination behind stencil cut graphics only
- (Qty:2) TBD" x TBD" x TBD" Thick steel plates in top & bottom of cabinet

Pole Cover

- 1 1/2"x1 1/2"x3/16" Aluminum angle frame clad with .063 aluminum
- Painted seams
- Pole Cover to have TBD" x TBD" access door

Poles & Foundation

- (Qty:1) TBD" x TBD" Square x TBD" Thick; 187"L steel pole
- (Qty:1) TBD" Round; 100"L steel pole
- (Qty:2) TBD" x TBD" x TBD" Thick steel inner plates
- (Qty:1) Direct burial foundation of 4'-0"D x TBD"W x TBD"WL
- #TBD Rebar TBD" O.C. Top & Bottom
- Top 3" backfilled with soil

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Verify in Field (VIF)

- Overall size of install location
- Confirm Install location is soil, and there are no overhead wires
- Confirm grade is not sloped
- Photo of install location
- Street side or Building side electrical

Colors & Materials

- 1 Paint Gray; Matte Finish - PMS 432C Cabinet, Retainers & Pole Cover Faces & Returns
- 2 Paint Black; Matte Finish Aluminum Face
- 3 Translucent Vinyl White 3M 3630-20 2nd Surface - Scrub Dub & Circle Graphics
- 4 Digital Print (Qty:1) 16" x 24" Sheet Printed Translucent Vinyl Clear UV Laminate (Matte) Full Coverage, Kiss Cut around Outside Perimeter 1st Surface Application - "a" Graphic PMS 192 C
- 5 Digital Print (Qty:1) 24" x 75" Printed Translucent Vinyl Clear UV Laminate (Matte) Full Coverage, Kiss Cut around Outside Perimeter 1st Surface Application - "Carwash" Graphics PMS 123C
- 6 Digital Print (Qty:2) 34" x 34" (No Bleed) Printed Translucent Vinyl Clear UV Laminate (Matte) Kiss cut around graphics White background to be weeded out 1st Surface Application PMS 192C PMS 432C White

Poyant
Building Your Brand

125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Scrub a Dub
CARWASH

68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

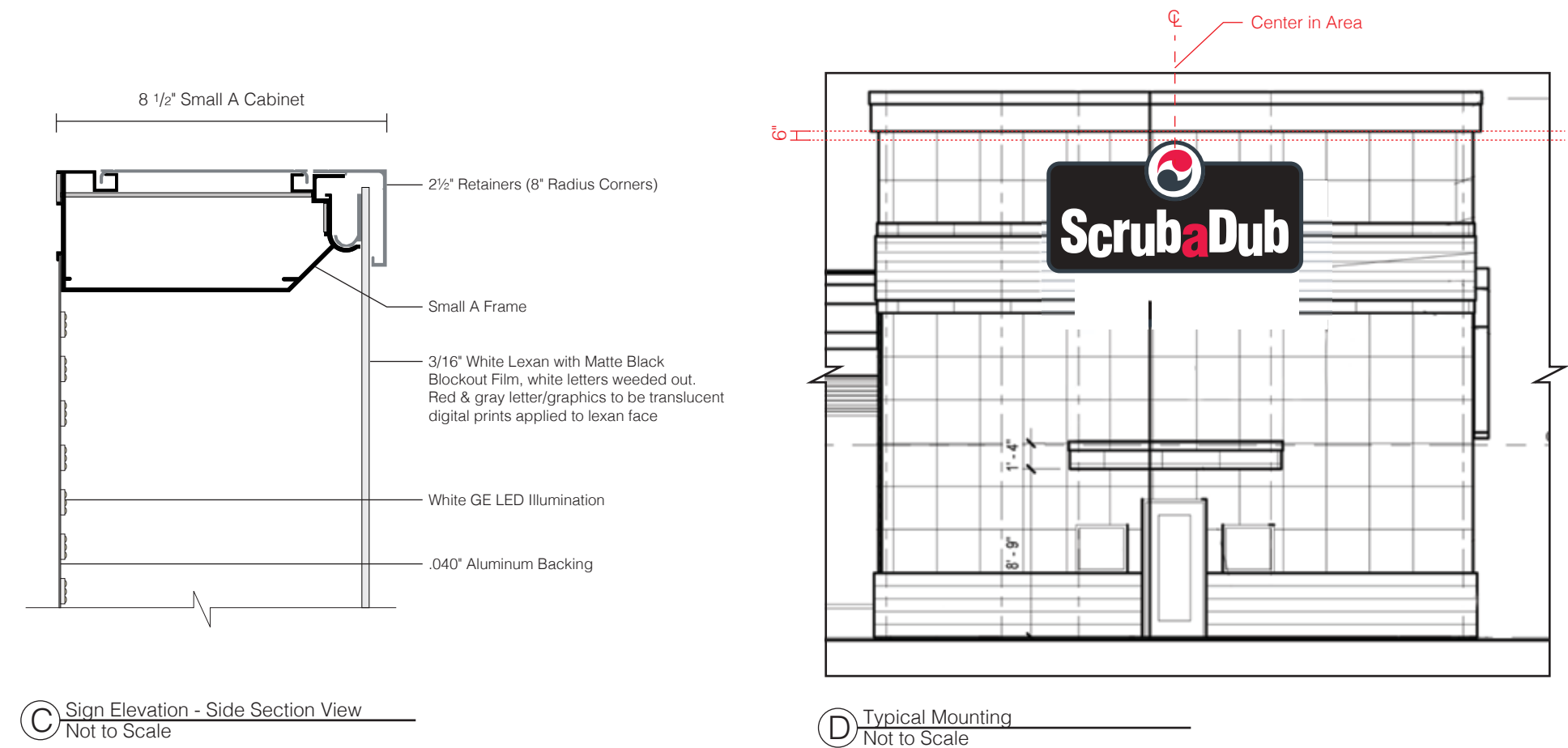
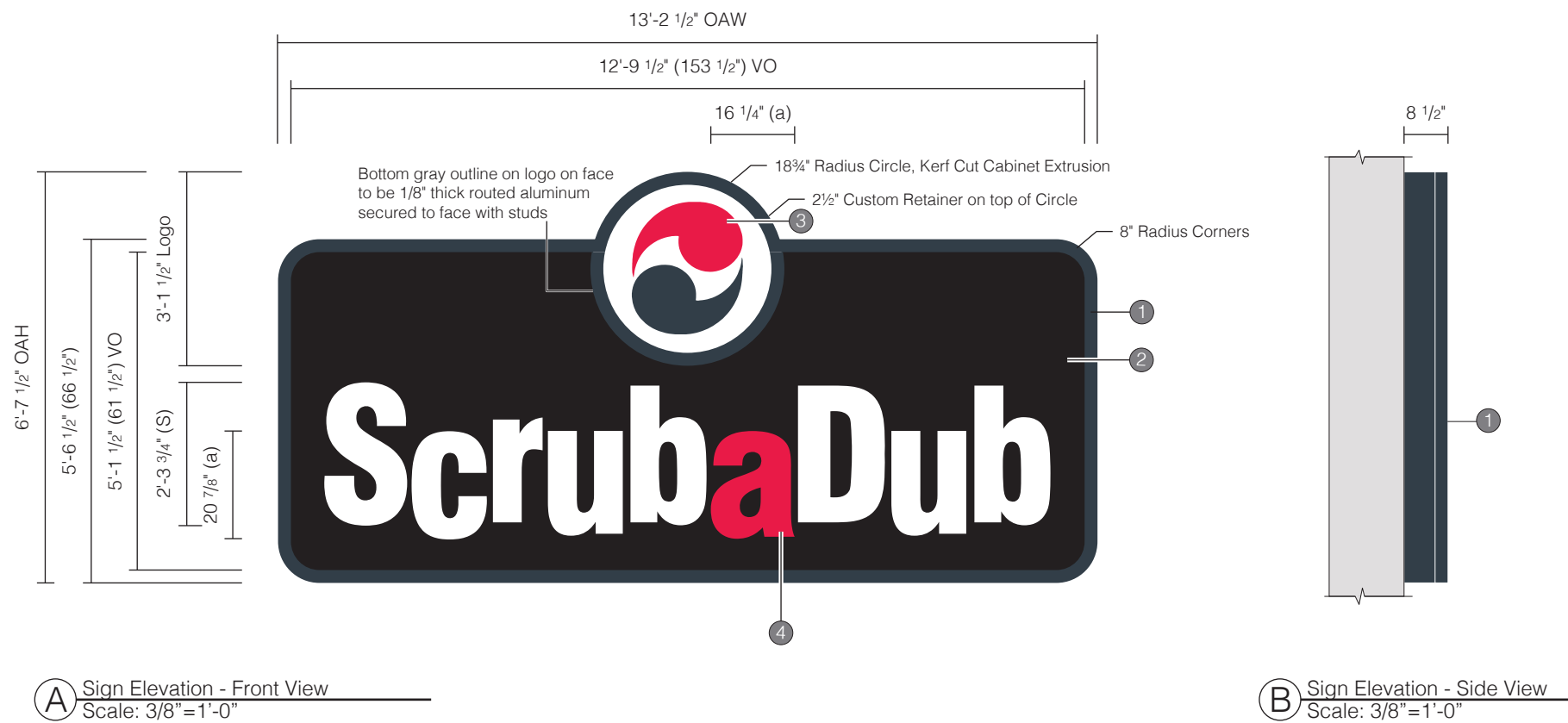
Date:

Pylon Sign

Option A

Sign Type 26721.1A

1A.1
1 of 1



Specifications

Qty = 1 87.5 Sq Ft

Internally Illuminated Wall Sign

*Half circle under logo is 1/8" aluminum secured to lexan face with studs

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Electrical to sign location
- Final connection by customer electrician

Verify in Field (VIF)

- OAH & OAW of sign location & confirm fascia is flat
- Fascia Material, Is there Blocking?
- Existing Electrical Info & Location
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long WHIP
- Confirm Electrical Location Center Back bottom 6" of sign

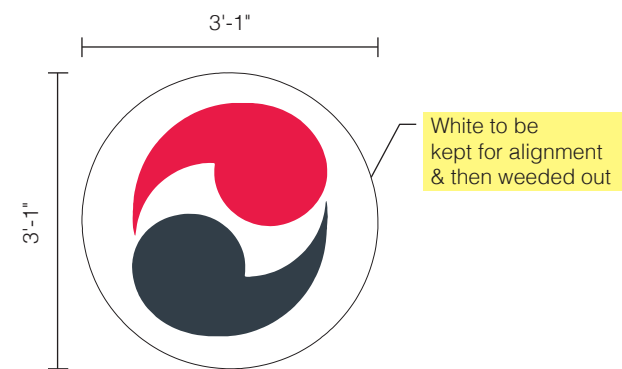
Colors Specifications

1 Paint
Gray; Matte Finish - PMS 432C
Cabinet Faces & Returns

2 Specialty Vinyl - Non-Stock
Matte Black Block Out Film; 3M 3635-22B
1st Surface Application

3 Digital Print
(Qty:1) 20"W x 24"H Sheet
Printed Translucent Vinyl
Clear UV Laminate (Matte)
Full Coverage; Kiss Cut around Outside Perimeter
1st Surface Application - "a"
PMS 192C

4 Digital Print
(Qty:1) 37"W x 37"H (no bleed)
Printed Translucent Vinyl
Clear UV Laminate (Matte)
Kiss cut around graphics
White background to be weeded out
1st Surface Application
PMS 192C
PMS 432C
White



E Circle Digital Print - Front View
Scale: 1/2"=1'-0"

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Scrub a Dub
CARWASH

68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

UL
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

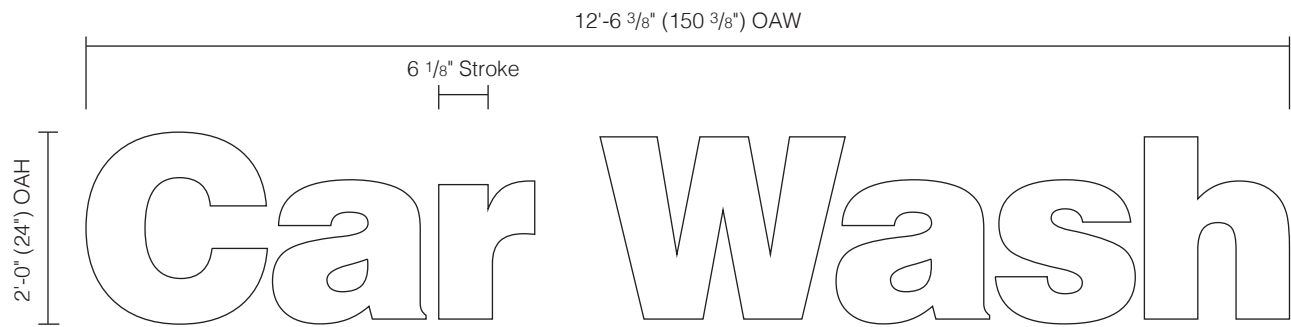
Date:

Building Sign

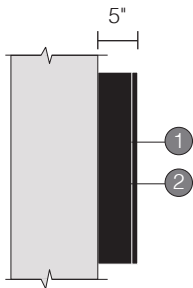
Option A

Sign Type 26721.2A

2A.1
1 of 1



A Sign Elevation - Front View
Scale: 1/2"=1'-0"



B Sign Elevation - Side View
Scale: 1/2"=1'-0"

Specifications	
Qty = 1	25.07 Sq Ft
Face Lit Channel Letters	

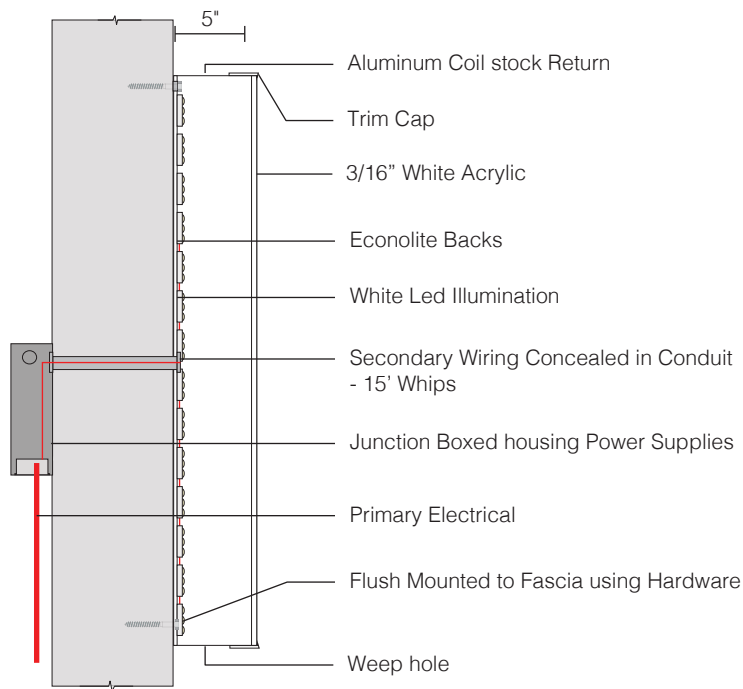
Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Electrical to sign location
- Final connection by customer electrician

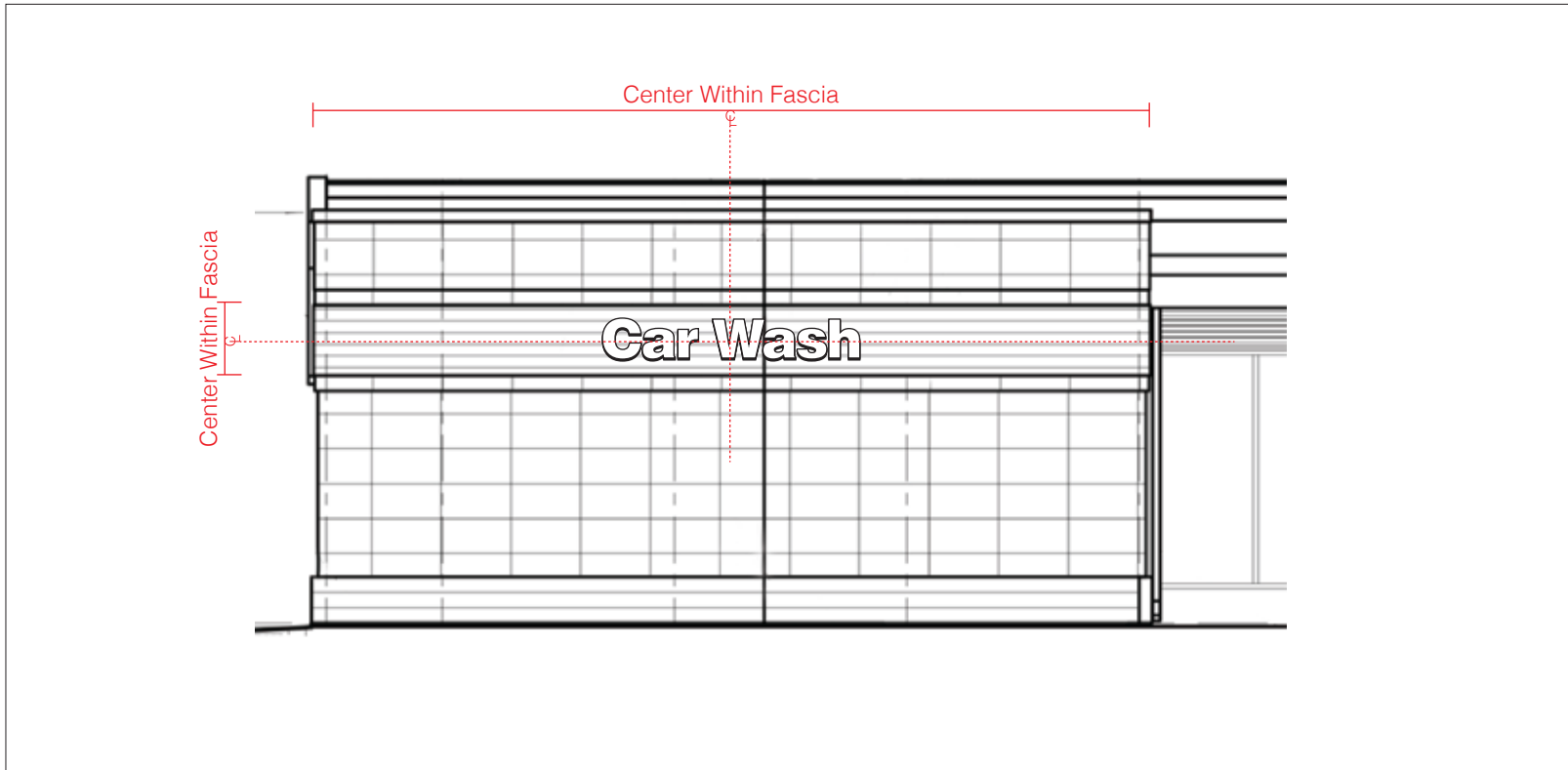
Verify in Field (VIF)

- OAH & OAW of sign location & confirm fascia is flat
- Fascia Material, Is there Blocking?
- Existing Electrical Info & Location
- Confirm Power Supplies can be housed behind wall
- Confirm 15'-0" Long WHIP
- Confirm Electrical Location Center Back of letters

Colors Specifications	
1	Returns Black Coil stock
2	Trim Cap Black Jewelite



C Sign Elevation - Side Section View
Not to Scale



D Typical Mounting
Not to Scale



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

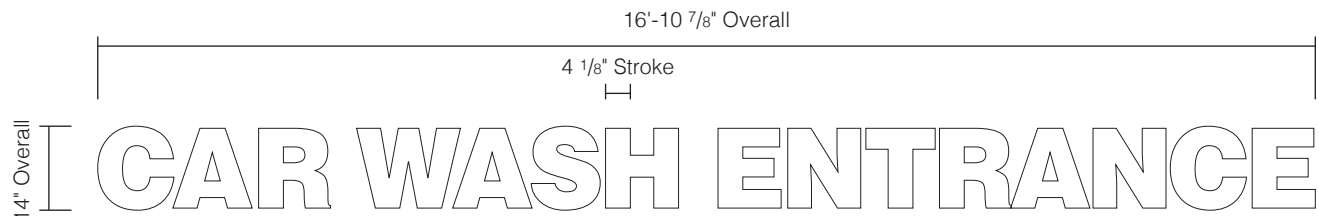
Date:

Channel Letters (Building)

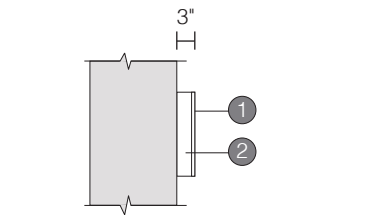
Option A

Sign Type 26721.3A

3A.1
1 of 1



A Sign Elevation - Front View
Scale: 3/8"=1'-0"



B Sign Elevation - Side View
Scale: 3/8"=1'-0"

Specifications
Qty = 1 19.74 Sq Ft

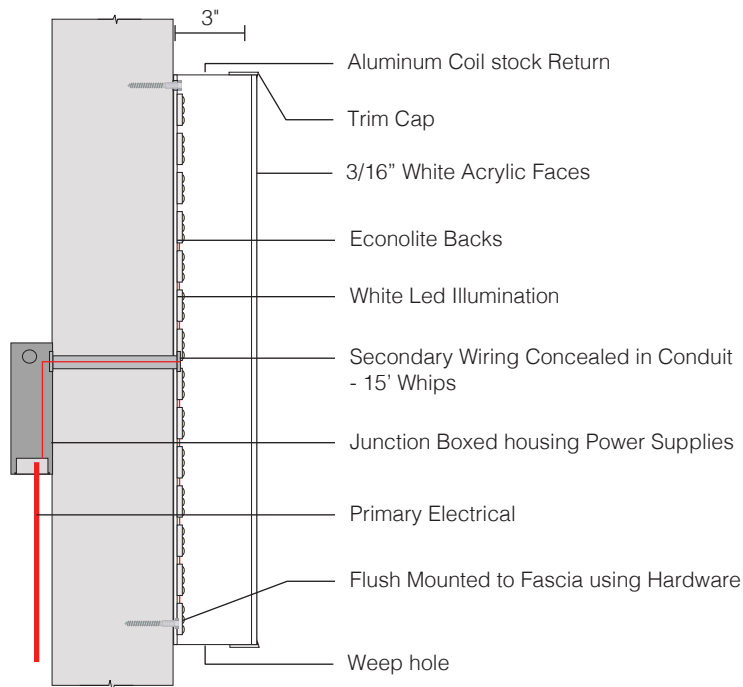
Face Lit Channel Letters

- Provided By Others** - All below to be provided by others
- 3/4" Thick plywood blocking directly behind signage
 - 120V Primary electrical brought to sign location
 - Primary electrical connection by others

- Verify in Field (VIF)**
- OAH & OAW of sign location
 - Fascia Material, Is there Blocking?
 - Existing Electrical Info & Location
 - Confirm Power Supplies can be housed behind wall
 - Confirm 15'-0" Long WHIP
 - Confirm Electrical Location Center Back of sign

Colors & Materials

- | | |
|--------------|-----------------------------|
| <div>1</div> | Returns
White Coil Stock |
| <div>2</div> | Trim Cap
White Jewelite |



C Sign Elevation - Side Section View
Not to Scale



D Typical Mounting
Not to Scale



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
08-26-25 R1 EB Updated Rendering to Remove 3rd Canopy

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

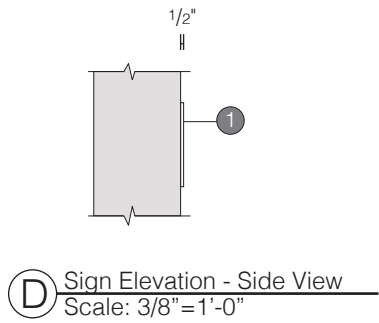
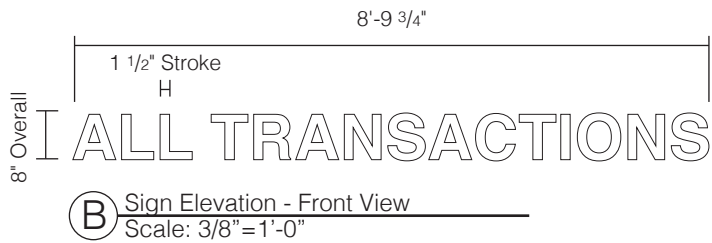
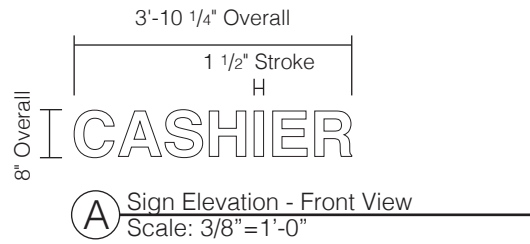
Approved By:

Date:

Channel Letters (Canopy)

Option A

Sign Type 26721.4A



Specifications	
Qty = 3 sets, 1 of each	13.12 Sq. Ft. (Total)
	2.57 Sq. Ft. (Cashier)
	5.89 Sq. Ft. (All Transactions)

Dimensional Graphics

Provided By Others - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage

Verify in Field (VIF)

- OAH & OAW of sign location
- Fascia Material, Is there Blocking?
- Exit/Entry End to Be Verified

Colors & Materials

1	Paint White, Satin Finish Graphics Face & Returns
---	---



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
08-26-25 R1 EB Removed "Members Only" Letter Set, Updated Rendering to Remove 3rd Canopy



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

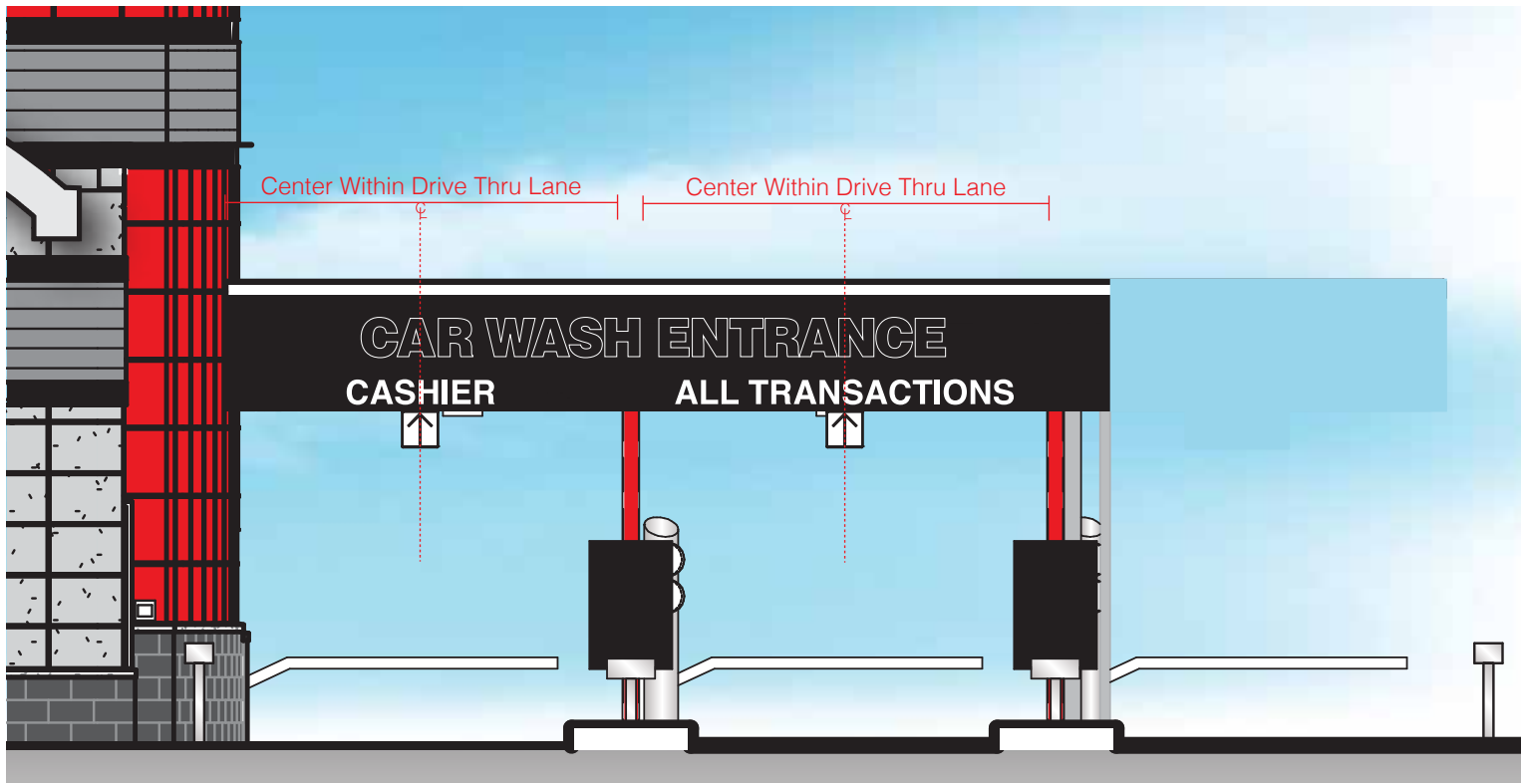
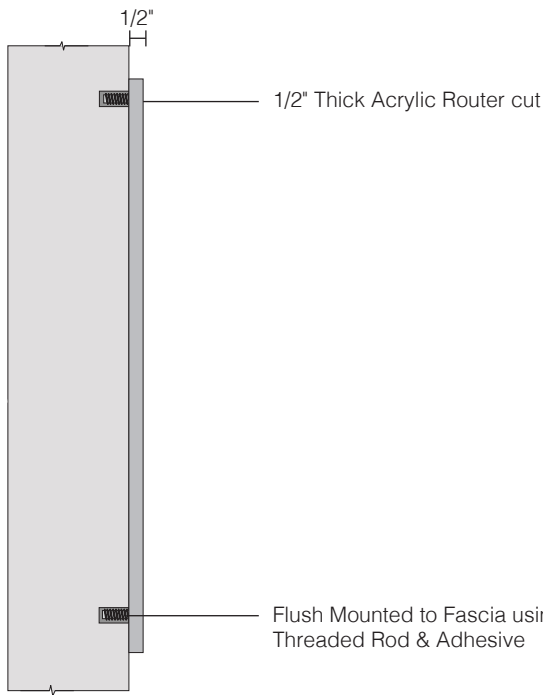
Date:

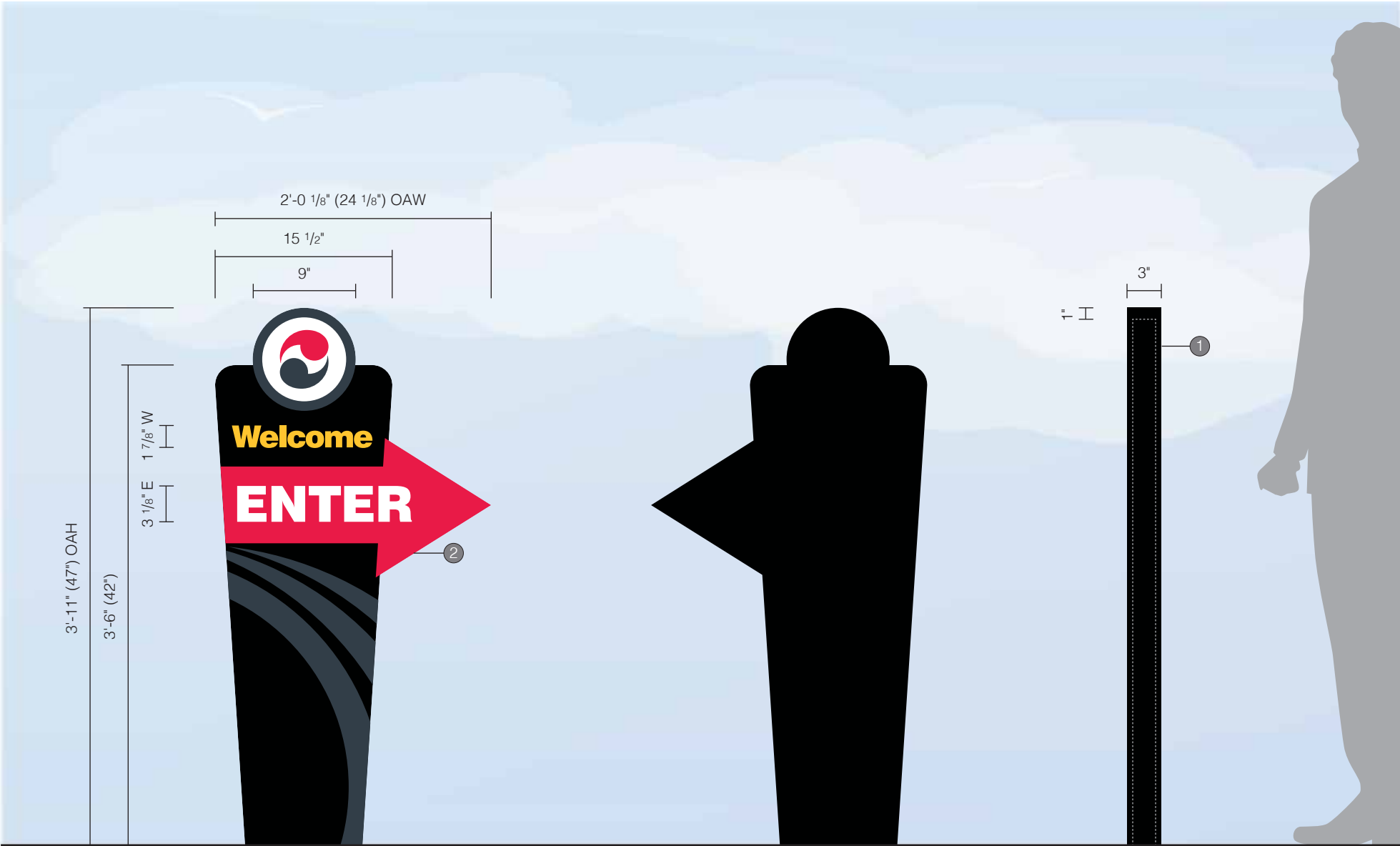
Dimensional Graphics (Canopy)

Option A

Sign Type 26721.5A

5A.1
1 of 1





A Sign Elevation - Side A
Scale: 1"=1'-0"

B Sign Elevation - Side B
Scale: 1"=1'-0"

C Sign Elevation - Side View
Scale: 1"=1'-0"

Specifications	
Qty = 1	3.96 Sq Ft
Single Sided Non Illuminated Directional Sign	
*Sign location to be staked prior to install *Transformer will be installed next to sign location	
Cabinet - 3" x 1" Aluminum U channel frame - 3" coilstock at all radius sections, aluminum angle clips as required - Circular top - .090 Aluminum bleed faces - Entire cabinet painted black - Opaque digital print applied to face	
Pole & Foundation - 2" x 2" x 1/8" Aluminum post welded to interior of cabinet with 3" x 1" interior channel support as required - 7'-10" (94") OAH pole - 12" dia. x 4'-0" deep direct burial foundation - Top 3" backfiled with soil	
Verify in Field (VIF) - Confirm sign location is soil grade & not sloped - Any setback requirements - Distance from Transformer to sign location - Confirm Transformer foundation will not interfere with sign foundation - Existing Transformer Electrical Info & Location (Will it interfere?)	
Colors & Materials	

1	Paint, Black, Satin Finish <i>Cabinet</i>
2	Digital Print (Qty:1) 48" x 25 1/8" Printed 3M Opaque Control Tac Clear UV Laminate (Gloss) Full Coverage; Kiss Cut Around Outside Perimeter No Weeding No Masking <i>1st Surface Application</i>
	PMS 432 C
	PMS 192 C
	PMS 123 C
	Black; C:87, M:68, Y:67, K:90



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



68 Pleasant Valley Parkway
Providence, RI, 02908

Project: 26721
Scrub a Dub

Sales: Bethany Leonard
Date: 08.08.25
Designer: MM

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
MM 09.04.25 R2 reduced size



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Directional

Option A

Photos- 68 Pleasant Valley Parkway

Plat 27, Lots 42 & 78



Photo 1: Plat 27, Lot 78- Elevation of existing building from Rathbone Street

Photos- 68 Pleasant Valley Parkway

Plat 27, Lots 42 & 78



Photo 2: Plat 27, Lot 42- View from Pleasant Valley Parkway
at approx. southeasterly property corner facing north

Photos- 68 Pleasant Valley Parkway

Plat 27, Lots 42 & 78



Photo 3: Plat 27, Lot 42- View from Pleasant Valley Parkway
at easterly property line facing west, existing building and pavement

Photos- 68 Pleasant Valley Parkway

Plat 27, Lots 42 & 78



Photo 4: Plat 27, Lot 42- View from Pleasant Valley Parkway
at northeasterly property line facing south, existing building and pavement



<u>Rhode Island</u>	<u>Massachusetts</u>
100 Jefferson Blvd., Suite 200	1 George Leven Drive, Suite 200
Warwick, RI 02888	North Attleboro, MA 02760
Phone: (401) 738-5660	Phone: (508) 695-1700
Email: cei@crossmaneng.com	

--

PROJECT TITLE:

PROPOSED CAR WASH

PLAT MAP 27, LOTS 42 & 78

DISTRICT M-1

LIGHT INDUSTRIAL DISTRICT

68 PLEASANT VALLEY

PARKWAY

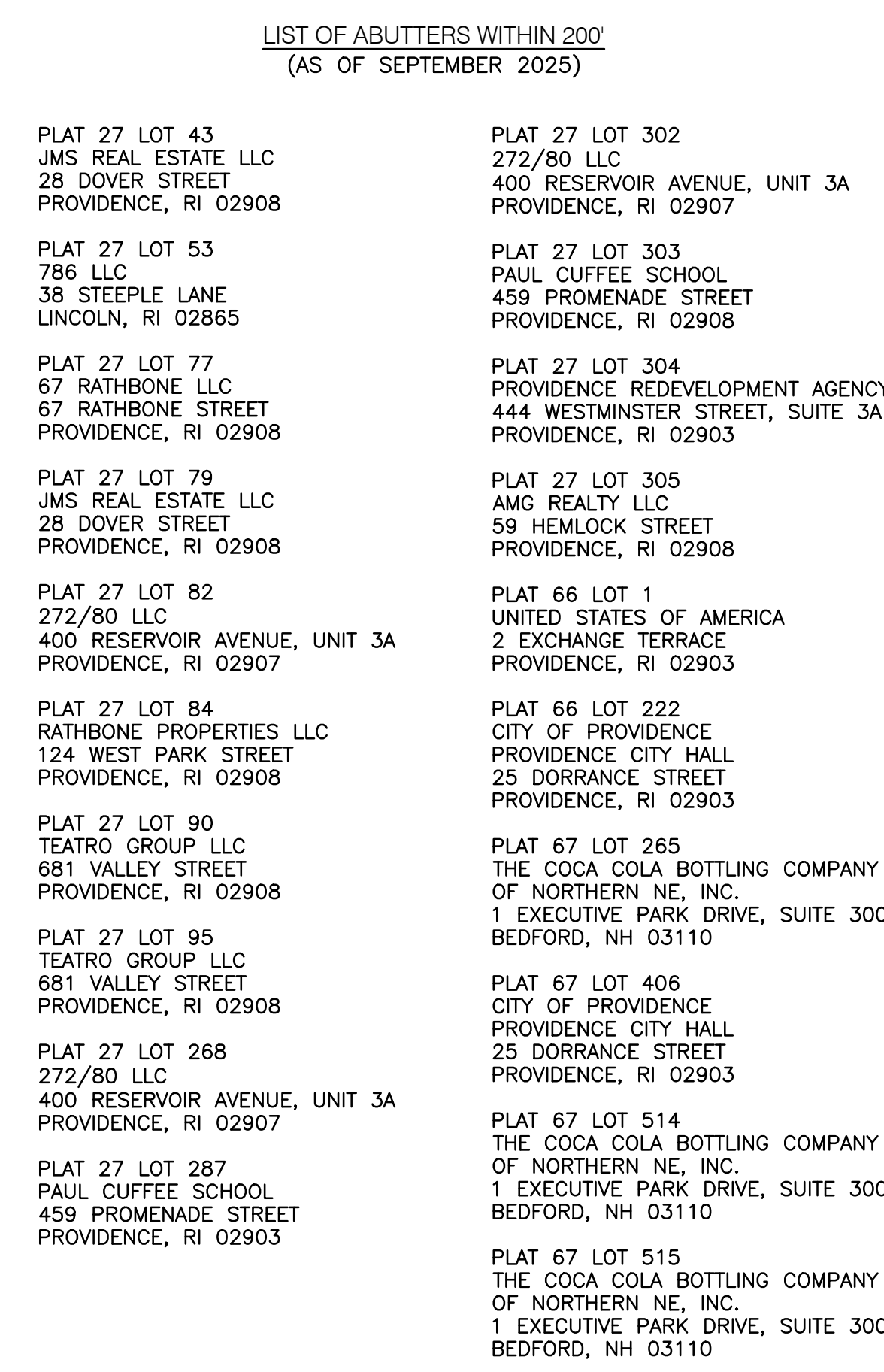
PROVIDENCE, RI

DRAWING TITLE:		
200' RADIUS MAP		
DATE:		SCALE:
SEPTEMBER 2025		1"=40'
DWG. NAME:		
2922-03-RADIUS.dwg		
REVISIONS		
		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C3

SHEET: 4 OF: 16



Plat 27, Lot 42 & 78
200' Abutter's List

PLAT 27 LOT 43
JMS REAL ESTATE LLC
28 DOVER STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 53
786 LLC
38 STEEPLE LANE
LINCOLN, RI 02865

PLAT 27 LOT 77
67 RATHBONE LLC
67 RATHBONE STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 79
JMS REAL ESTATE LLC
28 DOVER STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 82
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907

PLAT 27 LOT 84
RATHBONE PROPERTIES LLC
124 WEST PARK STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 90
TEATRO GROUP LLC
681 VALLEY STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 95
TEATRO GROUP LLC
681 VALLEY STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 268
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907

Plat 27, Lot 42 & 78
200' Abutter's List

PLAT 27 LOT 287
PAUL CUFFEE SCHOOL
459 PROMENADE STREET
PROVIDENCE, RI 02903

PLAT 27 LOT 302
272/80 LLC
400 RESERVOIR AVENUE, UNIT 3A
PROVIDENCE, RI 02907

PLAT 27 LOT 303
PAUL CUFFEE SCHOOL
459 PROMENADE STREET
PROVIDENCE, RI 02908

PLAT 27 LOT 304
PROVIDENCE REDEVELOPMENT AGENCY
444 WESTMINSTER STREET, SUITE 3A
PROVIDENCE, RI 02903

PLAT 27 LOT 305
AMG REALTY LLC
59 HEMLOCK STREET
PROVIDENCE, RI 02908

PLAT 66 LOT 1
UNITED STATES OF AMERICA
2 EXCHANGE TERRACE
PROVIDENCE, RI 02903

PLAT 66 LOT 222
CITY OF PROVIDENCE
PROVIDENCE CITY HALL
25 DORRANCE STREET
PROVIDENCE, RI 02903

PLAT 67 LOT 265
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

Plat 27, Lot 42 & 78
200' Abutter's List

PLAT 67 LOT 406
CITY OF PROVIDENCE
PROVIDENCE CITY HALL
25 DORRANCE STREET
PROVIDENCE, RI 02903

PLAT 67 LOT 514
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

PLAT 67 LOT 515
THE COCA COLA BOTTLING COMPANY OF NORTHERN NE, INC.
1 EXECUTIVE PARK DRIVE, SUITE 300
BEDFORD, NH 03110

We, HAROLD C. ARCARO and ABRAHAM BELILOVE, Co-Executors of the Will of Luciano B. D'Arezzo, late of the City of Cranston, State of Rhode Island, deceased, by virtue and in exercise of the power and authority conferred upon us in and by said will and by every other power us thereunto enabling for ONE HUNDRED FIVE THOUSAND AND 00/100 - - - - - DOLLARS paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation

MAILING ADDRESS: c/o CHRISTOPHER DELSESTO, ESQ., JOHNSON & WALES COLLEGE, PROVIDENCE, RI 02903

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.

Subject to taxes assessed December 31, 1983.

WITNESS our hands and seals this 31st day of May, 1984, in our aforesaid capacities.

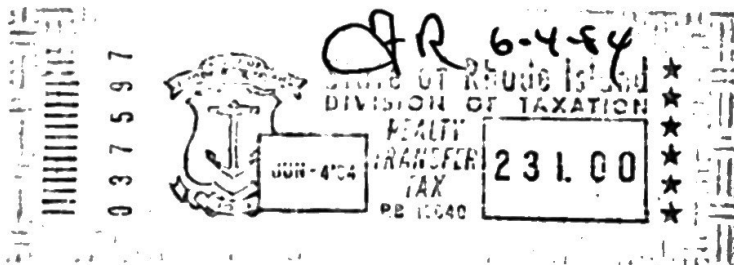
In presence of:

Pauline Smarini
as to both

Harold C. Arcaro
Harold C. Arcaro

Abraham Belilove
Abraham Belilove

Co-Executors of the Will of
Luciano B. D'Arezzo



500 1500 200

BOOK 1263 PAGE 371

STATE OF RHODE ISLAND
COUNTY OF Providence

Providence on the 31st day of May, 1984

before me personally appeared Harold C. Arcaro and Abraham Belilove, Co-Executors as aforesaid, to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed and their free act and deed in their capacities as Co-Executors as aforesaid.

Pauline G. Mansi
PAULINE G. MANSI Notary Public

Page 2 of 2 pages

Received for Record at 9 o'clock 36 min A M
Recorder of Deeds

JUN 4 1984

Comm. [Signature]

I, VIRGINIA D'AREZZO, of the City of Cranston, State of Rhode Island,

for consideration paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation,

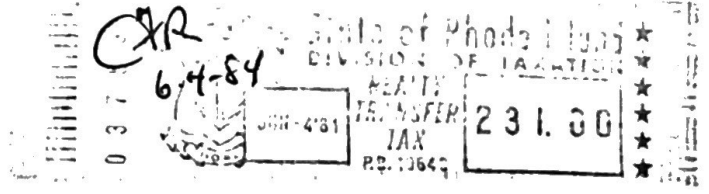
MAILING ADDRESS: c/o CHRISTOPHER DEL SESO, ESQ.
JOHNSON & WALES COLLEGE
PROVIDENCE, RI 02903

with WARRANTY COVENANTS

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.



Subject to taxes assessed December 31, 1983.

Witness my hand and seal this 1ST day of JUNE, 1984.

Virginia D'Arezzo
Virginia D'Arezzo

In presence of:
[Signature]

State of Rhode Island }
COUNTY OF PROVIDENCE }
In PROVIDENCE

on the 1ST day of JUNE, 1984
before me personally appeared

Virginia D'Arezzo

to me known and known by me to be the party executing the foregoing instrument,
and she acknowledged said instrument, by her executed, to be her free act and deed.

[Signature]
GEORGE E. MANLEY, JR.
Notary Public

Received for Record at 9 o'clock 37 min A M
JUN 4 1984 Recorder of Deeds

I, VIRGINIA D'AREZZO, of the City of Cranston, State of Rhode Island,

for consideration paid, grant to JOHNSON & WALES COLLEGE, a Rhode Island corporation,

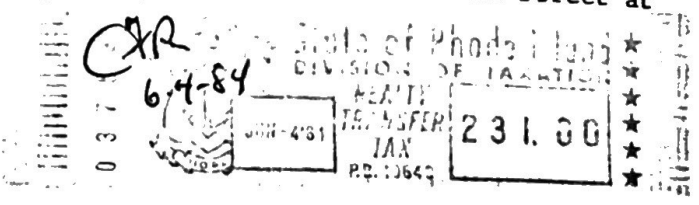
MAILING ADDRESS: c/o CHRISTOPHER DEL SESMO, ESQ.
JOHNSON & WALES COLLEGE
PROVIDENCE, RI 02903

with WARRANTY COVENANTS

An undivided one-half (1/2) interest in and to:

That certain lot or parcel of land with all the buildings and improvements thereon situated on the northeasterly side of Rathbone Street and the southwesterly side of Pleasant Valley Parkway in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Rathbone Street at the most westerly corner of land now or formerly of Beneditto A. Buonanno and wife, said point of beginning being the most southerly corner hereof; thence northwesterly, bounding southwesterly on said Rathbone Street, forty (40) feet to land now or formerly of Gaspee Realty Company, Inc.; thence northeasterly at right angles to said Rathbone Street, bounding northwesterly on said last named land, one hundred thirty-five (135) feet to the most easterly corner thereof; thence northwesterly, bounding southwesterly on said last named land in part and in part on land now or formerly of Al-Jac's, Inc., in all one hundred ninety-one and 34/100 (191.34) feet, more or less, to land now or formerly of Gennaro Calcagni and wife; thence northeasterly, bounding northwesterly on said Calcagni land in part and in part on land now or formerly of Antonio S. Simeone, in all one hundred forty-seven and 35/100 (147.35) feet to said Pleasant Valley Parkway; thence southeasterly, bounding northeasterly on said Pleasant Valley Parkway, two hundred thirty (230) feet to an angle therein at a granite bound; thence turning an exterior angle of 170° 37' 27" and running still southeasterly, bounding northeasterly on said Pleasant Valley Parkway, eight and 4/10 (8.4) feet to said Buonanno land; thence southwesterly, bounding southeasterly on said Buonanno land, two hundred seventy-two and 43/100 (272.43) feet to said Rathbone Street at the point of beginning.



Subject to taxes assessed December 31, 1983.

Witness my hand and seal this 1ST day of JUNE, 1984.

Virginia D'Arezzo
Virginia D'Arezzo

In presence of:
[Signature]

State of Rhode Island }
COUNTY OF PROVIDENCE }
In PROVIDENCE

on the 1ST day of JUNE, 1984
before me personally appeared

Virginia D'Arezzo

to me known and known by me to be the party executing the foregoing instrument,
and she acknowledged said instrument, by her executed, to be her free act and deed

[Signature]
GEORGE E. MANLEY, JR.
Notary Public

Received for Record at 9 o'clock 37 min A M
JUN 4 1984 Recorder of Deeds